OUR TOWN HALL

PROJECT



STAGE 5

LEVEL 02 - INTERNAL REPAIR SCHEDULES

OTH-PUR-TH-02-SCH-A-5903

SEPTMBER 2025

PURCELL

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OUR TOWN HALL PROJECT

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OTH-PUR-TH-02-SCH-A-5903	01	For Tender	18/06/21	MS	RB	Updated Following Descoping
OTH-PUR-TH-02-SCH-A-5903	02	For Tender	30/07/21	MS	RB	Update to include revised specification references and quantities
OTH-PUR-TH-02-SCH-A-5903	03	For Construction	22/10/21	MS	RB	Issued for Construction
OTH-PUR-TH-02-SCH-A-5903	04	For Construction	05/09/25	JBAC	GO	Repairs updated following site walks with WPC, Skirting repairs updated to refer to reports issued to Purcell-EWN-001349

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1.0 INTERNAL REPAIR PRINCIPLES

1.01 OVERVIEW

The following report outlines the internal repair principles and the internal repair room schedules on a room by room basis for a specific floor level. Each room schedule illustrates numerous repair types, a quantity, the height of repair off the FFL and an NBS reference relevant to that repair type.

Each room has been surveyed to locate the actual repair within each room and tap tested to establish the condition of the existing plaster. A high level moveable platform or MEWP was utilised to tap test the ceilings and areas of plaster at high level to determine the condition of the plaster and establish the repair required.

We have also physically marked the area of repair onsite and the relevant repair type code with Builder's chalk on the building fabric where feasible. We have taken contextual photos of the surveyed rooms and photos of the marked-up areas and repair codes for record. This detailed internal repair survey and schedules will allow the QS to provide a detailed costing for the internal repairs. In relation to the Restoration spaces we have produced internal elevation drawings illustrating locations and areas of repair in tandem with room schedules for each of the Restoration spaces.

Each repair is categorised as either; Necessary (N), Essential (E) and Desirable (D) Repairs with a commentary which includes the repair objective and a consideration of specification . Collectively this provides a set of repair principles that can be taken forward for the future scoping of the internal repair and possible future VE options.

In summary the following considerations inform the repair principles;

- Established repair principles set out in adopted policy.
- Heritage significance (relative importance) & the Manchester Town Hall key values.
- Location within areas of public use.
- Impact of repair including appropriate approach.
- Benefits to health, safety and inclusive access.
- Performance or failure and possible long term impact

1.02 BACKGROUND

The repair principles within this document have been developed in-line with guidance set out in previous documents and adopted policy. The documentation relevant to the repair principles includes the 2006 adopted conservation plan and the, more recent, Manchester Town Hall Heritage Management Plan (HMP) - September 2016.

The HMP identifies guiding principles for repairs and recommendations to be considered when developing detailed specification for interventions.

Within the repair guidance the HMP states that repair works necessary to sustain the heritage values of the Town Hall will be acceptable if :

- There is sufficient information to understand the impact of the works on the significance of the place,
- The long term consequences of the recommended repairs can be demonstrated to be benign and are designed to avoid prejudicing alternative solutions in the future,
- The repair works are designed to avoid or minimise harm.

The HMP adopts an overarching repair philosophy as one of minimum intervention to achieve the long term, sustainable preservation of individual components and the building as a whole. It also recognises the need to look beyond the immediate need for repair and address the route reasons for failure to plan for long term consequences and inevitable change.

By identifying defects, repair objectives and categorising them as essential, necessary or desirable; this document identifies the approach to repairs in a way which shows consensus with the HMP.

1.03 DEFINITION OF REPAIR

Due to the nature and location of some of the repairs there is a level of overlap between repair and restoration principles. The capacity for change plans and accompanying statement (Ref: OTH-PUR-XX-XX-RPT-A-0033) clearly define the difference between repair and restoration and also identify the areas within the town hall that are proposed for repair, restoration or alteration.

Repair Definition:

"Spaces or fabric identified as requiring repairs beyond the scope of maintenance to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration."

In some instances there is a level of overlap where a repair is within an area that is proposed for restoration and as such the appropriate repair type could be considered a small scale restoration. An example of this would be the rectification back to the original design intent to an area of mosaic that has had a previous poor matching repair and generally within Very High Significance areas.

1.04 LOCATION

The location of the repair is crucial to informing the principle which will be adopted. The categorisation of repair will be dependent on the heritage significance, relation to the key Manchester Town Hall values, importance of space and also whether the repair is in a public or front of house area. For example a defect within a level 1 public corridor of very high significance area may be considered more essential than a similar repair within level 0 storage space of lower significance.

The significance plans within the strategy document (OTH-PUR-XX-XX-RPT-A-0007) identify relative importance of spaces within the town hall. This is done by assessing the key values against significance. The result is a series of spaces identified from very high to detrimental significance. These categories can then be used to inform the repair principle in terms of location.

The Manchester Town Hall key values are:

- Built fabric and construction technique
- Continued use and functionality
- Civic Pride and collective memory
- Plan form and circulation
- Architectural Form

Where location is relevant to a repair the commentary makes reference to this in terms of significance or public vs private.

1.05 CORE AND WIDER PROJECT VALUES

The repair principles can address the core project objectives by being assessed against the wider values. These include but are not limited to;

- Reducing or eliminating ongoing maintenance issues.
- Rectification of defects that present a risk to health and safety.
- Rectification of failures in building performance and subsequent damaged caused by those defects.
- Repairs associated with improving inclusive access.
- Optimise life cycle costs and cost in use.

The repair principle will be different in particular instances dependent whether benefit to the significance values can be demonstrated. There is a limitation on how effective a repair would be at addressing a key value and in some cases an intervention may be more appropriate.

An example of this is where an original detail no longer functions in the way it was intended, perhaps due to a change of condition (ie increase rainfall). The approach here would be to repair any collateral damage and intervene to improve functionality of the detail but also minimise impact on significance.

1.06 PRINCIPLES OF REPAIR SPECIFICATION & HERITAGE IMPACT ASSESSMENT

An understanding as to the significance of specific elements is required to determine the repair principles. To aid this the capacity for change plans along with an understanding of the different periods of construction within the town hall (Original, Historic and Modern) have been used.

The impact on heritage significance must be considered to ensure that there is clear and convincing justification for the repair of specific elements. The Strategy document (OTH-PUR-XX-XX-RPT-A-0007) contains a step-by-step guide on the process for assessing significance. At this stage, the necessity of the repair is assessed proportionately to the level of significance. In defining the specification a heritage impact assessment is undertaken using the following questions:

01 What is the level of change?

02 What is the potential impact of change?

03 What is the need for change?

04 Can harmful change be mitigated?

05 Can harm be justified against public benefit?

The specification and approach taken is subject to information, results and analysis arising from the intrusive surveys. As such the repairs listed in this document are based on the research and analysis from the intrusive survey trials.

1.07 REPAIR CATEGORY DEFINITIONS

The sections mentioned previously form the basis for which the principles are defined.

Essential
- The defect currently poses a risk to health and safety to future users and occupants.
- The defect is a current performance failure or represents an ongoing problem for maintenance. The repair is to make the failing element sound and capable of continuing to fulfil the intended purpose.
- The repair of the defect would mitigate against a current barrier to access.
- The defect has a detrimental impact on heritage significance.

Necessary
- The defect does not pose a current risk to health and safety to future users and occupants.
- The defect has potential to cause harm or become a risk to H&S or access in the foreseeable future (10+ years) and cannot be resolved through management / change of use etc.
- Rectification of the defect will sustain significance.
- The defect is located within a highly trafficked or public area.
- The defect is aesthetic but is located within a level of Very High Significance as defined by the Significance Plans.
- The repair objective has a clear contribution to achieving one of the core project values or significance values including benefits to access.

Desirable
- The defect does not pose a risk to health and safety to future users and occupants
- Rectification of the defect will enhance significance
- The repair objective is to rectify minor defects that may be purely aesthetic. Such rectification will contribute to the success of the project but does not necessarily enhance significance.
- Collateral repairs or work that offer economical benefit ie. Reduced life cycle cost through being undertaken during the main project works. I.e. utilisation of access platforms for repairs to currently inaccessible areas.

1.08 INTERNAL REPAIR SCHEDULE DEVELOPMENT

At the outset of RIBA Stage 2 the following methodology was trialled to determine and schedule the repairs to a representative sample of rooms to enable the overall cost of repair to be more accurately estimated and budgets tested.

Of the 732 rooms in the building, four room types have been identified:

- Civic/State Rooms, public circulation areas, eg Great Hall, Lord Mayor's Parlour, Committee Rooms, etc.
- Civic Offices, Public Offices, and Staff Circulation Areas, eg Treasurer's Office, level 3, 4, 5 and 6 Corridors.
- Workplace areas, eg general office space.
- Back of House/Ancillary functions, eg Staff rooms, WCs, and Kitchens, Lord Mayor's Kitchen, level 7 & 8
- Corridors.

27 sample rooms, each representative of a sub-type, were identified and a visual condition survey undertaken to identify the repairs required. The repairs were recorded on an excel spreadsheet and the 27 sample rooms were then passed to the QS for costing.

The room types have been further refined to take account of the proposed fit-out resulting in 22 Internal Fit-Out & Repair Room Types based on the rooms future use and location.

The following list identifies the general fit-out & repair room types:

- RES 01 - Restoration Spaces (Sculpture Hall, Great Hall, Banqueting Room, Reception Room, Tower Room, Lord Mayor's Parlour, Ante Room & Conference Hall)
- RES 02 - Restoration Spaces corridors & entrances (Main Entrance, Bees Corridor, GF/01 level corridor, 3 spirals & Grand Staircase)
- UPR – 01 - Unique purpose Rooms (12 rooms - Ceremony Room – 01-019, Committee Rooms 1-4, Court Rooms, Scrutiny Rooms, Control Room, Flexible Reception Space, Smoke Room, Lord Mayor's Apartment, Registrars Archive, high value store)
- CIR – 01 Plant & storage circulation level LG
- CIR – 02 Level 02 corridor enhanced repair
- CIR- 03 - Refurbishment circulation spaces (Masonry Walls)
- CIR – 04 – Refurbishment (plaster walls)
- COR- 01 - Protected cores
- COR - 02 - New Protected Cores
- WC- 01 - Existing WCs of High Significance
- WC- 02 Newly formed WCs and Welfare
- OFF – 01 Offices & meeting rooms
- OFF – 02 Commercial offices
- CAT -01 Kitchen – Food Prep
- CAT- 02- Kitchen – Storage
- VIS – 01 Visitor Centre – shell & core
- VIS – 02 Visitor Centre – public tours – police cells
- ACC – 01 Access & Maintenance & Risers
- PLA -01 Plant Rooms LG
- STO-01 Heritage Store
- STO-02 Store LG
- STO-03 Store Above LG

The purpose of defining these room types was to provide a specification with a sufficient level of detail for Listed Building Consent (LBC) which produced The Internal Fit-Out & Repair Room Types Outline schedule of work and methodology report.

This allowed for a rate for fit-out & repair room types to be calculated and then applied throughout the building wherever that type occured which has been utilised by the QS to further clarify the internal repair costs.

We have also used The Internal Fit-Out & Repair Room Types Outline schedule of work and methodology report (OTH-PUR-TH-ZZ-RPT-A-0101) as the foundation for this detailed internal repair survey on a room by room basis.

1.09 REPORT STRUCTURE

The following report outlines the internal repair principles and the internal repair room schedules on a room by room basis for a specific floor level. Each room schedule illustrates numerous repair types, a quantity, the height of repair off the FFL and an NBS reference relevant to that repair type.

Each room schedule identifies the following general information:

- Proposed Room Uses: Offices & Meeting Rooms
- Heritage Significance: High
- Room Type: OFF-01
- Additional Rate of Repair for M&E Strip-Out: Medium

As part of the room by room assessment we have referred to NG Bailey's M&E strip-out schedules to inform the additional repair allowance required to take account of the proposed M&E Strip-Out. Please Note: The additional repair allowance are subject to review following the completion of the Mock-up rooms where the allowances below are being currently tested for their accuracy.

- Low Level of M&E Strip-Out = + 5%
- MediumLevel of M&E Strip-Out = + 12.5%
- High Level of M&E Strip-Out = + 25%

The internal repair schedules should be read in conjunction with the relevant Proposed Fit-Out & Repair Plans (OTH-PUR-TH-LG-DWG-A-5120 to 128) and the relevant Alteration Plans (OTH-PUR-TH-LG-DWG-A-0363 to 0392).

INTERNAL REPAIR SCHEDULES

2.0 INTERNAL REPAIR SCHEDULES

- 2.01 Level 02 Internal Repair Schedules

Level 2: Room 02-002 (301)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.1 Removal of defective/ missing area and replacement with traditional lath and plaster, prepare and decorate~~	~~TBC~~	~~Above 3.5~~	~~Essential~~	~~M20-566 M23-300~~	~~Tap test carried out in the 4 corners of the room using the MEWP. Indicates high quantities of defective plaster~~
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.3 Repair cracks in lath and plaster.	13.25 lin m	Above 3.5	Essential	M20-310B M20-311B	Several large cracks identified in both ceilings Mostly hairline and paint cracks Allowance includes filling 50no holes up to 25mm - following MEP strip out.
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	3 lin m	Above 3.5	Essential	M23-593B M23-535	17 no cracks counted (average.length 0.3 lin m per crack) (RHS of the room). 17 no cracks counted (average.length 0.3 lin m per crack) (LHS of the room)
~~CEILING~~	~~1.18 Run profiled plaster strapwork to flat ceiling bed~~	~~Repair~~	~~1.18.3 Fill cracks to strapwork profile, prepare and decorate~~	~~0.3 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	Hairline cracks.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	80m²	Up to 2m	Essential	M23-311	Tap test carried out for full perimeter of the room up to 2m. Diffucult to quantify due to wallpaper covering. Allowance to be reviewed following strip
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~1 lin m~~	~~Up to 3.5 m~~	~~Essential~~	~~M20-310B M20-311B~~	~~Arch openning between two sections of the room. 2no cracks identified~~ Unable to locate cracks
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat~~	~~TBC~~		~~Essential~~	~~M20-742 M23-540~~	~~Allowance to be reviewed following strip of wallpaper covering~~
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	160m²	ALL	Essential	M60-534B	Further investigation of defective plaster to be carried out following wallpaper strip
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~0.1 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	~~Small section of skirting missing under the third row window RHS of the room~~ For skirting repairs, refer to reports issued to Purcell-EWN-001349
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.11 Fill hole in timber skirting /cosmetic repair of panelling, colour matched to timber, prepare and decorate.~~	~~20no~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 2: Room 02-002 (301)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille~~	~~TBC~~	~~Above 3.5~~	~~Necessary~~	~~M60 505 M60 539 M60 540 F30 165~~	~~Difficult to identify due to wallpaper covering~~
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.1 Removal of defective/ missing area of plaster, renew with new run plaster moulding~~	~~2m (l) x 0.3m (w)~~	~~Above 3.5~~	~~Essential~~	~~(M23-591B, M23-593B)~~	
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~1.5 lin m~~	~~Above 3.5~~	~~Necessary~~	~~M23-591B, M23-593B~~	4 no cracks Hairline cracks
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~2m²~~	~~Up to 2m~~	~~Essential~~	~~C20-125B~~	

Level 2: Room 02-003 (301a)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	50m² (approx.)	Above 3.5	Essential	M20-566 M23-300*	Ceiling to LHS of the room accessed from corridor doorway (full ceiling area appears to be defective)/ Ceiling to RHS of the room tap tested in two cornerns (Princess Street wall) Ceiling appears sound and stable
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster.~~	~~1 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~ ~~**i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.4 Repair cracks in lath and plaster and prepare.~~	~~11 lin m~~	~~Above 3.5~~	~~Essential~~	~~M23-593B M23-535~~	~~11 no cracks counted in LHS of the room (average.length 0.5 lin m per crack). 9 no cracks counted in RHS of the room (average length 0.5 lin m per crack).~~
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~ ~~**i.e. SMALL BEAM CASING**~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction)~~ ~~**i.e. LARGE BEAM CASING**~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~		~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	3 lin m	Above 3.5	Essential	M23-593B M23-535	19 no cracks counted (average.length 0.3 lin m per crack) (RHS of the room). 17 no cracks counted (average length 0.3 lin m per crack) (LHS of the room)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	Up to 3.5m	Essential	M20-310B M20-311B	46 no cracks counted **above cornice level** (ranging from 0.1-0.4 lin m per crack) LHS
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~5 lin m~~	~~Up to 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~21 no cracks counted **above cornice level** (ranging from 0.5 lin m per crack) RHS~~
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	**400 no.**	All	Essential	M23-540*	Allowance to be reviewed following strip of wallpaper covering
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	**172m²**	ALL	Essential	M60-534B	

Level 2: Room 02-003 (301a)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~none~~	~~Up to 2m~~	~~Necessary~~	~~P20 110~~	~~Skirting appears satisfactory~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~TBC~~	~~Above 3.5~~	~~Necessary~~	~~M60 505 M60 539 M60 540 F30 165~~	~~Difficult to identify due to wallpaper covering~~
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~0.1 lin m~~	~~Above 3.5~~	~~Necessary~~	~~M23 591B, M23 593B~~	~~6 no profile plaster mouldings above the window~~
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Essential~~	~~K20 110A~~	~~Small area of carpet has been lifted revealing timber floorboards. Generally appear of sound construction and good condition. One plank has lifted (RHS of the room)~~

Level 2: Room 02-004 (302_1)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster~~	~~1m²~~	~~Above 3.5~~	~~Essential~~	~~M20-566 M23-300*~~	~~Above glassblock wall~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster.~~	~~1 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	2m²	Above 3.5	Essential	M60-510	Near Princess Street Wall
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.4 Repair cracks in lath and plaster and prepare.	**0.5m²**	Above 3.5	Essential	M23-593B M23-535	17 no cracks counted @ 0.3 each - **hairline cracks. Allowance includes filling of holes up to 100mm, following MEP strip out.**
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	3 lin m	Above 3.5	Essential	M23-570*	Near Princess Street Wall
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	**2 lin m**	Above 3.5	Essential	M23-593B M23-535	Room 302_1 29 no cracks counted (approx. length 0.3 lin m per crack).Room 302_2 5 no cracks counted (approx. length 0.3 lin m per crack) **Mostly hairline cracks.**
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~1.53m²~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~8 lin m~~	~~Up to 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~21 no cracks counted **above cornice level** (ranging from 0.3-0.5 lin m per crack)~~ **Hairline cracks.**
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	**2 lin m**	Up to 3.5m	Essential	M20-310B M20-311B	On party wall to 302a above LHS door **Wallpaper to be removed first then further inspection required.**
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~1.81m²~~	~~ALL~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	**100no.**	ALL	Essential	M20-742 M23-540	

Level 2: Room 02-004 (302_1)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	**112m²**	ALL	Essential	M60-534B	
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1no.~~	~~Above 3.5~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~1 lin m~~	~~Up to 2m~~	~~Essential~~	~~K20-110A~~	~~Floor boards generally in good condition. 1 lin m long boards loose and unstable need to be securely fixed~~

Level 2: Room 02-005 (302a)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.4 Repair cracks in lath and plaster and prepare.~~	~~3 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	~~7 no cracks counted (approx. length 0.3 lin m per crack)~~ Hairline cracks
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~1.3m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~3 lin m~~	~~Up to 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~3 no cracks counted (approx. length 0,3 lin m per crack)~~ Unable to locate cracks.
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~0.3m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	50 no.	ALL	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	130m²	ALL	Essential	M60-534B	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~5.7 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	Allowance increased now that room can be fully inspected - previously obstructed by stored drawings. For skirting repairs, refer to reports issued to Purcell.
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no 300 x 500.	Above 3.5m	Necessary	C50-342B	At high level RHS wall facing Princess Street.
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 no~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505 M60 539 M60 540 F30 165~~	~~Currently covered up partly wall to 303~~
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10m²~~	~~Up to 2m~~	~~Essential~~	~~K20-110A~~	

Level 2: Room 02-005 (302a)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C20-125B~~	

Level 2: Room 02-006 (303a)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **15/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster~~	~~none~~	~~Above 3.5~~	~~Essential~~	~~M20-566 M23-300*~~	~~Ceiling underside jack arches inspected from FFL appears clear od defects~~
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	0.5m²	Above 3.5	Essential	M60-510	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	90 no.	Above 3.5	Essential	M20-310B M20-311B	Holes have appeared following MEP strip out.
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.~~	~~5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-566, M23-300*~~	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.4 Repair cracks in lath and plaster and prepare.~~	~~3.5 lin m~~	~~Above 3.5~~	~~Essential~~	~~M23-593B M23-535~~	~~10 no cracks counted (approx. length 0,3 lin m per crack)~~ Hairline / paint cracks.
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~2.73m²~~	~~Above 3.5~~	~~Essential~~	~~M23-593B M23-535~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.~~	~~5 lin m~~	~~Above 3.5~~	~~Essential~~	~~M23-570*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	12 lin m	Above 3.5	Essential	M23-593B M23-535	36 no cracks counted (approx. length 0,3 lin m per crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.12 Fill hole in plaster (up to 25mm) and make good finishing coat	20-25 no.	Above 3.5	Essential		Holes have appeared following MEP strip out.
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~3 lin m~~	~~Up to 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~12 no cracks counted above cornice level (ranging from 0.2 - 0.4 lin m per crack)~~ Hairline / paint cracks.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Up to 3.5m	Essential	M20-310B M20-311B	1 no crack counted above door near Princess St. wall
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~2 lin m~~	~~Up to 2m~~	~~Essential~~	~~M20-310B M20-311B~~	

Level 2: Room 02-006 (303a)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **15/06/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~2 lin m~~	~~Up to 2m~~	~~Essential~~	~~M20-310B M20-311B~~	~~Lobby space~~
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~32.155m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	90 - 100no.	All	Essential	M20-742 M23-540	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~5 lin m~~	~~Up to 2m~~	~~Necessary~~	P20-110	~~No obvious defects noted. Very dificult to establish level of repair required due to thick layers of paint. Following MEP strip out, skirting appears very defective.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 no~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	~~Currently covered up~~
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no 300 x 500.	Above 3.5m	Necessary	C60-342B	Allowance. To be confirmed.
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~35m²~~	~~Up to 2m~~	~~Essential~~	~~K20-110A~~	~~Generally appear sound in construction and stable. Very sticky to walk on.~~

Level 2: Room 02-007 (303) **Level 2: Room 02-007 (303)**

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	3 m^2	Above 3.5m	Essential	M20-566 M23-300*	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~15 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	25m^2	Above 3.5m	Essential	M60-510	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	20no	Above 3.5m	Essential	M23-540*	Following MEP strip out.
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.4 Repair cracks in lath and plaster and prepare.~~	~~7 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-566, M23-300*~~	~~21 no cracks counted (approx. length 0,3 lin m per crack)~~ Hairline cracks.
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.5 Remove peeling paint layers from plaster (part area).	5 lin m	Above 3.5m	Essential	M60-505 M60-507*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	4.5 lin m	Above 3.5m	Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	2 lin m	Above 3.5m	Essential	M23-593B M23-535	37 no cracks counted (approx. length 0,3 lin m per crack) Mostly hairline cracks.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~22m^2~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~7 lin m~~	~~Up to 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~21 no cracks counted above cornice level (approx. length 0,3 lin m per crack)~~ Mostly paint cracks.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Up to 3.5m	Essential	M20-310B M20-311B	9 no cracks identified in plaster (of various lengths, ranging from 0.3 to 1.2 lin m per crack) Mostly paint cracks.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	4 lin m	Up to 2m	Essential	M20-310B M20-311B	Mostly paint cracks.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m^2	Up to 3.5m	Essential	M60-510	

Level 2: Room 02-007 (303) Level 2: Room 02-007 (303)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighted in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~30.45m²~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	150no.	All	Essential	M20-742 M23-540	Following MEP strip out.
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 no~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-539~~ ~~M60-540~~ ~~F30-165~~	~~Currently covered up~~
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~2 lin m~~	~~Above 3.5m~~	~~Necessary~~	~~M23-591B,~~ ~~M23-593B~~	~~20 no cracks@ 0.1 each~~ Paint / hairline cracks.
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~ALL~~	~~Up to 2m~~	~~Essential~~	~~K20-110A~~	~~Difficult to inspect due to underlay~~

Level 2: Room 02-008 (304)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Newly Formed WC's and Welfare**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "04/07/25 Issue", highlighted in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~6 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	~~2 lin m each jack arch~~ Hairline / paint cracks.
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.	1 m^2	Above 3.5m	Essential	M20-566, M23-300*	along the length of 1no beam
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.4 Repair cracks in lath and plaster and prepare.~~	~~1 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-566, M23-300*~~	Hairline cracks.
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~12 lin m~~	~~Up to 3.5 m~~	~~Essential~~	~~M20-310B M20-311B~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~2 lin m~~	~~Up to 3.5 m~~	~~Essential~~	~~M20-310B M20-311B~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~25 lin m~~	~~Up to 2m~~	~~Essential~~	~~M20-310B M20-311B~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~24.62m^2~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	100 no.	All	Essential	M23-540*	Making good required throughout where holes have appeared following MEP strip out.
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~8 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	~~Post MEP strip out allowance.~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 2: Room 02-008 (304)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Newly Formed WC's and Welfare**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 no~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505 M60 539 M60 540 F30 165~~	~~Currently exposed~~
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no 300 x 500.	Above 3.5m	Necessary	C50-342B	
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~1.2 lin m~~	~~Above 3.5m~~	~~Necessary~~	~~M23 591B, M23 593B~~	~~11 no cracks@ 0.1 each~~
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~2 m²~~	~~Up to 2m~~	~~Essential~~	~~K20 110A~~	~~40% visible~~
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C20 125B~~	

Level 2: Room 02-010 (305,306)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster~~	~~7 m²~~	~~Above 3.5m~~	~~Essential~~	~~M20-566 M23-300*~~	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~4 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	6 m²	Above 3.5m	Essential	M60-510	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.	2 m2	Above 3.5m	Essential	M20-566, M23-300*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.4 Repair cracks in lath and plaster and prepare.~~	~~0.25 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-566, M23-300*~~	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~16 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~6.24m²~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~2 lin m~~	~~Up to 2m~~	~~Essential~~	~~M20-310B M20-311B~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~2.53m²~~	~~All~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	120 no.	ALL	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~16 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 2: Room 02-010 (305,306)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille~~	~~2 no~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	~~2 no currently covered up 1no party wall to 304~~
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	2 no 300 x 500.	Above 3.5m	Necessary	M60-510	2 no.currently covered up. Retained as allowance.
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C20-125B~~	

Level 2: Room 02-011 (307)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	0.2m x 0.4m	Above 3.5m	Essential	M20-566 M23-300*	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	~~3 no cracks counted (approx. length 1.5 lin m per crack)~~ Hairline / paint cracks.
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	4 m^2	Above 3.5m	Essential	M60-510	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	50no.	Above 3.5m	Essential	M23-540*	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster.	2 m2	Above 3.5m	Essential	M20-566, M23-300*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~2.4 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B~~ ~~M23-535~~	~~8 no cracks counted (approx. 0.3 lin m per crack)~~ Hairline cracks.
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	ALL	Essential	M20-310B M20-311B	16 no cracks counted Mostly hairline cracks at high level.
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	120 no.	ALL	Essential	M23-540*	
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~none~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-539~~ ~~M60-540~~ ~~F30-165~~	

Level 2: Room 02-011 (307)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **26/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~0.5 lin m~~	~~Above 3.5m~~	~~Necessary~~	~~M23-591B, M23-593B~~	
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C20-125B~~	

Level 2: Room 02-012 (308)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.1 Removal of defective/ missing area and replacement with traditional lath and plaster, prepare and decorate	10m^2	Above 3.5	Essential	M20-566 M23-300	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	10 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	6m^2	Above 3.5m	Essential	M60-510	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~N/A~~	~~50.14m^2~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	~~Removal of existing paint layers only to be carried out in rooms where acoustic plaster is not being applied to the ceiling.~~
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction) i.e. SMALL BEAM CASING~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) i.e. LARGE BEAM CASING~~	~~Repair~~	~~1.14.4 Repair cracks in lath and plaster and prepare~~	~~7.2 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B~~ ~~M23-535~~	~~12 No cracks average length 0.6 m each crack~~ Mostly paint cracks.
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) i.e. LARGE BEAM CASING	Repair	1.14.5 Remove peeling paint layers from plaster, prepare and decorate (part area)	4 m^2	Above 3.5m	Essential	M60-505 M60-507*	
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction) i.e. LARGE BEAM CASING~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	8 lin m	Above 3.5m	Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	3 lin m	Above 3.5m	Essential	M23-593B M23-535	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~3 lin m~~	~~ALL~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	Unable to locate. Plaster hacked off some walls.
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~17.41m^2~~	~~All~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	

Level 2: Room 02-012 (308)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025
PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	50 no.	ALL	Essential	M20-742 M23-540	Increased following MEP strip out.
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~70 lin m~~	~~Up to 2m~~	~~Essential~~	~~P20-110A~~	~~Full room perimeter requires new skirting.~~ For skirting repairs, refer to reports issued to Purcell-EWN-001349
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~3.4 lin m~~	~~Up to 2m~~	~~Essential~~	~~P20-110~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~1.2 lin m~~	~~Up to 2m~~	~~Essential~~	~~P20-110~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~0.25 lin m~~	~~Up to 2m~~	~~Essential~~	~~P20-110~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~2 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	~~Internal wall~~
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	2 no 300 x 500.	Above 3.5m	Necessary	C50-342B	1no. partially covered up, 1no. fully covered up.
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~0.25 lin m~~	~~Above 3.5m~~	~~Necessary~~	~~M23-591B, M23-593B~~	
~~FLOORS~~	~~3.3 Removal of floor finishes~~	~~Repair~~	~~3.3.8 Remove carpet and underlay~~	~~100%~~	~~Up to 2m~~	~~Necessary~~	~~C20-125B~~	

Level 2: Room 02-013 (310)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	4m^2	Above 3.5m	Essential	M60-510	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.2 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster and prepare	10 lin m	Above 3.5m	Essential	M20-566, M23-300*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~28m^2~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	5 lin m	Above 3.5m	Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	12 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~4m^2~~	~~All~~	~~Necessary~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	All	Essential	M20-742 M23-540	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~2.5 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh~~	~~1 - 2no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 I30-165~~	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	10 lin m	Above 3.5m	Necessary	M23-591B, M23-593B	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 2: Room 02-014 (311a)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **KGF**
GENERAL NOTES: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.3 Repair cracks in lath and plaster.	30 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	12 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~2.64m² pluss wallpapered areas~~	~~All~~	~~Necessary~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	All	Essential	M20-742 M23-540	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	3.9m (h) x 3.9 (w)	All	Necessary	M60-534B	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of~~	~~7 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505~~ ~~M60 539~~ ~~M60 540~~ ~~F30 165~~	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	10 lin m	Above 3.5m	Necessary	M23-591B, M23-593B	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 2: Corridor Circulation 02-C02, Zone 1 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	$3m^2$	Above 3.5m	Essential	M20-566* M23-300*	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	0.2 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	0.1 m^2	Above 3.5m	Essential	M60-510	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~9.28m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	2 lin m	Above 3.5m	Essential	M23-570*	Indication of water ingress
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	1.2 lin m	Above 3.5m	Essential	M23-593B M23-535	**4 no** cracks counted (average length 0,3 lin m per crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	**5m²**	ALL	Necessary	C40-200B C40-201B	**2 No.** of Windows (1 no internal window)
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)	**5m²**	ALL	Essential	C40-241B	**2 No.** of Windows (1 no internal window)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	**2m²**	ALL	Essential	C40-220B	**2 No.** of Windows (1 no internal window)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	**3 lin m**	ALL	Essential	C41-516 C41-518 C41-519B	**2 No.** of Windows (1 no internal window)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	**2m²**	ALL	Essential	C40-227B	**2 No.** of Windows (1 no internal window)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	**0.1m²**	ALL	Essential	M60-507*	**2 No.** of Windows (1 no internal window) Paint stains only identified to internal window
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~6.21m²~~	~~ALL~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	

Level 2: Corridor Circulation 02-C02, Zone 1 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	**15 lin m**	Up to 2m	Necessary	C50-3301B **C50-331B**	
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~**C50-330B**~~	~~No missing sections~~
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~**C50-330B**~~	~~No missing sections~~
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	**1200 x 400 x 150 deep**	Up to 2m	Essential	M40-154B M40-155B	General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.

Level 2: Corridor Circulation 02-C02, Zone 2 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**

ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	2m²	Above 3.5m	Essential	M20-566* M23-300*	Tap test carried out at two locations at each end of the zone above the archaways (Deffective plaster above the window area)
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	7 no cracks to ceiling approx. 0.3 lin m each crack (external wall side)
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~10.5m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	5 lin m	Above 3.5m	Essential	M23-570*	Large area pf efflorecence to damage cornice (most of it located on external wall side)
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	3 lin m	Above 3.5m	Essential	M23-593B M23-535	9 no cracks to cornice approx. 0.3 lin m each crack
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)	5m²	ALL	Essential	C40-241B	1 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	2m²	ALL	Essential	C40-220B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	5 lin m	ALL	Essential	C41-516 C41-518 C41-519B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	5m²	ALL	Essential	C40-227B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	5m²	ALL	Essential	M60-507*	2 No. of Windows
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up to 3.5m	Essential	M20-310B M20-311B	2 no cracks identified at high level (0.5 lin m each crack) 1 No cracks above archwway opening
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	Up to 2m	Essential	M20-310B M20-311B	12 no cracks identified to the arch (0.4 lin m each crack)
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up to 2m	Essential	M20-310B M20-311B	

Level 2: Corridor Circulation 02-C02, Zone 2 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**

ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	7 lin m	Up to 2m	Essential	M20-310B M20-311B	Horizontal ceack to wall at low level between cream-coloured paint meets burgundy coloured painted base
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~14.71m²~~	~~ALL~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2m	Necessary	C50-3301B C50-331B	Clean of paint marks
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No missing sections~~
FLOOR	3.9 Floor trench construction	Repair	3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench	1 no - 300 x 300mm	Up to 2m	Essential	C50-330B	1 no. requires replacement
~~FLOOR~~	~~3.21 Stone thresholds to openings~~	~~Repair~~	~~3.21.5 Provide new stone threshold to match existing~~	~~0.no~~	~~Up to 2m~~	~~Essential~~	~~M40 154B~~ ~~M40 155B~~	

OUR TOWN HALL PROJECT

Level 2: Corridor Circulation 02-C02, Zone 3 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	none	Above 3.5m	Essential	M20-566* M23-300*	Ceiling tap tested and appears clear od defects
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	7 no cracks to ceiling approx. 0.3 lin m each crack
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area).	2 lin m	Above 3.5m	Essential	M60-505* M60-507	Decorative paint finish needs paint removal
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~4.8m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	None	Above 3.5m	Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	4 lin m	Above 3.5m	Desirable	M23-593B M23-535	10 no cracks to cornice approx. 0.4 lin m each crack
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	2 No. of Windows
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Cleaning~~	~~2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-241B~~	~~2 No. of Windows~~
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Repair~~	~~2.1.3 Remove salts of efflorescence by poulticing~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-220B~~	~~2 No. of Windows~~
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	1 lin m	ALL	Essential	C41-516 C41-518 C41-519B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	2m²	ALL	Essential	C40-227B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	5m²	ALL	Essential	M60-507*	2 No. of Windows
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	4 lin m	Up to 3.5m	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Up to 2m	Essential	M20-310B M20-311B	

Level 2: Corridor Circulation 02-C02, Zone 3 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	0.6 lin m	ALL	Essential	M20-310B M20-311B	Archway at high and low level
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~3.74m²~~	~~ALL~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2m	Necessary	C50-3301B C50-331B	Clean of paint marks
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No misssing sections~~
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No misssing sections~~
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	1200 x 400 x 150 deep	Up to 2m	Essential	M40-154B M40-155B	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.~~

Level 2: Corridor Circulation 02-C02, Zone 4 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.~~	~~none~~	~~Above 3.5m~~	~~Essential~~	~~M20-566*~~ ~~M23-300*~~	~~Generally appear of sound construction and good condition.~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~none~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	~~No cracks to ceiling~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~2m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	4.5 lin m	Above 3.5m	Desirable	M23-593BM23-535	15 no cracks to cornice approx. 0.3 lin m each crack
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	2 No. of Windows
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Cleaning~~	~~2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-241B~~	~~2 No. of Windows~~
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Repair~~	~~2.1.3 Remove salts of efflorescence by poulticing~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-220B~~	~~2 No. of Windows~~
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	4 lin m	ALL	Essential	C41-516 C41-518 C41-519B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	4m²	ALL	Essential	C40-227B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	5m²	ALL	Essential	M60-507*	2 No. of Windows
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up to 2m	Essential	M20-310B M20-311B	9 no cracks identified (0.2 lin m each crack)
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3.5 lin m	Up to 3.5m	Essential	M20-310B M20-311B	11 no cracks identified (0.3 lin m each crack)

Level 2: Corridor Circulation 02-C02, Zone 4 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Up to 3.5m	Essential	M20-310B M20-311B	7 no cracks identified to the arch (0.3 lin m each crack)
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~16.65m²~~	~~ALL~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2m	Necessary	C50-3301B C50-331B	length of corridor section Clean of paint marks
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No misssing sections~~
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No misssing sections~~
~~FLOOR~~	~~3.21 Stone thresholds to openings~~	~~Repair~~	~~3.21.5 Provide new stone threshold to match existing~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~M40-154B~~ ~~M40-155B~~	

Level 2: Corridor Circulation 02-C02, Zone 5 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M20-566*~~ ~~M23-300*~~	~~Generally appear of sound construction and good condition.~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	~~No cracks to ceiling~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~6.8m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	5 lin m	Above 3.5m	Desirable	M23-593BM23-535	17 no cracks to cornice approx. 0.3 lin m each crack
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	2 No. of Windows (Window next to zone 6 on high level to the left hand side requires patch repair.
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Cleaning~~	~~2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-241B~~	~~2 No. of Windows~~
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	1m²	ALL	Essential	C40-220B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	5 lin m	ALL	Essential	C41-516 C41-518 C41-519B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	4m²	ALL	Essential	C40-227B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	5m²	ALL	Essential	M60-507*	2 No. of Windows
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up to 2m	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	4 lin m	Up to 3.5m	Essential	M20-310B M20-311B	7 no cracks identified (0.2-0.7 lin m each crack) 4 no cracks identified (0.2-0.5 lin m each crack)
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	4 lin m	Up to 2m	Essential	M20-310B M20-311B	Horizontal ceack to wall at low level between cream-coloured paint meets burgundy coloured painted base

Level 2: Corridor Circulation 02-C02, Zone 5 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~8.07m²~~	~~ALL~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	To the ceiling
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2m	Necessary	C50-3301B C50-331B	length of corridor section Clean of paint marks
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No misssing sections~~
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No misssing sections~~
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	1200 x 400 x 150 deep	Up to 2m	Essential	M40-154B M40-155B	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.~~

Level 2: Corridor Circulation 02-C02, Zone 6 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	0. 25 m^2	Above 3.5m	Essential	M20-566* M23-300*	Tap test carried out to the 4 corners and the ceiling appear of sound construction and good condition. In the middle of the two arch windows on the outside wall
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	1 lin m	Above 3.5m	Essential	M20-310B M20-311B	1 no cracks to ceiling approx. 0.5 lin m each crack
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area).~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507~~	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~9.6m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	1 lin m	Above 3.5m	Essential	M23-570*	Above window with heavy signs of effloresence
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	5 lin m	Above 3.5m	Desirable	M23-593BM23-535	3 no cracks identified (0.5 lin m each crack) 12 no cracks identified (0.3 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	1 No. of Windows
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Cleaning~~	~~2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-241B~~	~~1 No. of Windows~~
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	1m²	ALL	Essential	C40-220B	1 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	4 lin m	ALL	Essential	C41-516 C41-518 C41-519B	1 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	4m²	ALL	Essential	C40-227B	1 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	5m²	ALL	Essential	M60-507*	1 No. of Windows
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Up to 2m	Essential	M20-310B M20-311B	

Level 2: Corridor Circulation 02-C02, Zone 6 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	Up to 3.5m	Essential	M20-310B M20-311B	16 no cracks identified (ranging from 0.1- 1.0 lin m each)
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	6 lin m	Up to 3.5m	Essential	M20-310B M20-311B	18 no cracks to cornice approx. 0.3 lin m each crack
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~6.83m²~~	~~ALL~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2m	Necessary	C50-3301B C50-331B	Clean of paint marks
FLOOR	3.9 Floor trench construction	Repair	3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench	1 no - 300 x 300mm	Up to 2m	Essential	C50-330B	1 no misssing sections Internal wall side of the corridor
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench~~	~~XX no~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No misssing sections~~
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	2no. X 1200 x 400 x 150 deep	Up to 2m	Essential	M40-154B M40-155B	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.~~

Level 2: Corridor Circulation 02-C02, Zone 7 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	2 m^2	Above 3.5m	Essential	M20-566* M23-300*	Ceiling above stone Arch opening next to staircases
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	1 lin m	Above 3.5m	Essential	M20-310B M20-311B	Middle section of the ceiling 1 lin m of crack repair previously done badly, needs to be replastered
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area).~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507~~	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~9.75m^2~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	6 lin m	Above 3.5m	Essential	M23-570*	Between the stione arches
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	3 lin m	Above 3.5m	Desirable	M23-593BM23-535	10 no cracks identified (0.3 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m^2	ALL	Necessary	C40-200B C40-201B	0 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)	5m^2	ALL	Essential	C40-241B	0 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	4m^2	ALL	Essential	C40-220B	0 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	4 lin m	ALL	Essential	C41-516 C41-518 C41-519B	0 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	4m^2	ALL	Essential	C40-227B	0 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	1m^2	ALL	Essential	M60-507*	0 No. of Windows
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up to 3.5 m	Essential	M20-310B M20-311B	5no cracks identified at high level (approx .0.3 lin m each crack)
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~ALL~~	~~Essential~~	~~M60 505* M60 507*~~	

Level 2: Corridor Circulation 02-C02, Zone 7 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2m	Necessary	C50-3301B C50-331B	Clean of paint marks
FLOOR	3.9 Floor trench construction	Repair	3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench	1 no - 300 x 300mm	Up to 2m	Essential	C50-330B	1 no misssing sections Internal wall side of the corridor
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No misssing sections~~
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	1200 x 400 x 150 deep	Up to 2m	Essential	M40-154B M40-155B	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.~~

Level 2: Corridor Circulation 02-C02, Zone 8 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	10m²	Above 3.5m	Essential	M20-566* M23-300*	Tap test carried out at two locations at each end of the zone above the archaways
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	4 lin m	Above 3.5m	Essential	M20-310B M20-311B	8 perimeter cracks to the outside edge of the ceiling (approx. 0.2 lin m each crack)
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area).~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507~~	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~4.95m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	6 lin m	Above 3.5m	Essential	M23-570*	Above archway to the outside wall
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	2.5 lin m	Above 3.5m	Desirable	M23-593BM23-535	8 no cracks identified (approx. 0.3 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	0 No. of Windows (Doorway)
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)	5m²	ALL	Essential	C40-241B	0 No. of Windows (Doorway)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	4m²	ALL	Essential	C40-220B	0 No. of Windows (Doorway)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	4 lin m	ALL	Essential	C41-516 C41-518 C41-519B	0 No. of Windows (Doorway)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	4m²	ALL	Essential	C40-227B	0 No. of Windows (Doorway)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	1m²	ALL	Essential	M60-507*	0 No. of Windows (Doorway)Paint stains only identified to internal window
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up to 2 m	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	Up to 3.5 m	Essential	M20-310B M20-311B	9 no cracks identified over external door (approx .0.3 lin m each crack)

Level 2: Corridor Circulation 02-C02, Zone 8 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	6 lin m	Up to 2 m	Essential	M20-310B M20-311B	Horizontal ceack to wall at low level between cream-coloured paint meets burgundy coloured painted base
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up to 3.5 m	Essential	M20-310B M20-311B	Archway
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~6.2m²~~	~~ALL~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2 m	Necessary	C50-3301B C50-331B	Clean of paint marks
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench~~	~~0 no~~	~~Up to 2 m~~	~~Essential~~	~~C50-330B~~	~~No missing sections~~
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench~~	~~0 no~~	~~Up to 2 m~~	~~Essential~~	~~C50-330B~~	~~No missing sections~~
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	1200 x 400 x 150 deep	Up to 2 m	Essential	M40-154B M40-155B	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.~~

Level 2: Corridor Circulation 02-C02, Zone 9 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	0.5m^2	Above 3.5m	Essential	M20-566* M23-300*	Tap test carried out at two locations at each end of the zone above the archaways (Centre of the ceiling appears to be defective)
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area).~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507~~	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~4m^2~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	2.5 lin m	Above 3.5m	Essential	M23-570*	Above arched window and corridor side
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	1.5 lin m	Above 3.5m	Essential	M23-593BM23-535	4 no cracks identified (approx. 0.3 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	2 No. of Windows
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Cleaning~~	~~2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-241B~~	~~2 No. of Windows~~
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	1m²	ALL	Essential	C40-220B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	4 lin m	ALL	Essential	C41-516 C41-518 C41-519B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	4m²	ALL	Essential	C40-227B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	5m²	ALL	Essential	M60-507*	2 No. of Windows
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Up to 2 m	Essential	M20-310B M20-311B	

Level 2: Corridor Circulation 02-C02, Zone 9 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Up to 2 m	Essential	M20-310B M20-311B	Horizontal ceack to wall at low level between cream-coloured paint meets burgundy coloured painted base
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1.5 lin m	Up to 3.5 m	Essential	M20-310B M20-311B	Internal corridor side
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~13.59m²~~	~~ALL~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2 m	Necessary	C50-3301B C50-331B	Clean of paint marks
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench~~	~~XX no~~	~~Up to 2 m~~	~~Essential~~	~~C50-330B~~	~~No misssing sections~~
FLOOR	3.9 Floor trench construction	Repair	3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench	1 no - 300 x 300mm	Up to 2 m	Essential	C50-330B	1 No misssing section (exterior facing wall)
~~FLOOR~~	~~3.21 Stone thresholds to openings~~	~~Repair~~	~~3.21.5 Provide new stone threshold to match existing~~	~~0 no~~	~~Up to 2 m~~	~~Essential~~	~~M40 154B M40 155B~~	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.~~

Level 2: Corridor Circulation 02-C02, Zone 10 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for "04/07/25 Issue", highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	1 m^2	Above 3.5m	Essential	M20-566* M23-300*	Tap test carried out at two locations at each end of the zone above the archaways (Patch repair to smoke detector)
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	0.5 lin m	Above 3.5m	Essential	M20-310B M20-311B	1 no crack identified (approx. 0.3 lin m each crack)
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area).	None	Above 3.5m	Essential	M60-505* M60-507	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~93.2m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	6 lin m	Above 3.5m	Essential	M23-570*	Outside facing wall
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	2 lin m	Above 3.5m	Essential	M23-593BM23-535	6 no cracks identified (approx. 0.3 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)	4m²	ALL	Essential	C40-241B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	4m²	ALL	Essential	C40-220B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	5 lin m	ALL	Essential	C41-516 C41-518 C41-519B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	5m²	ALL	Essential	C40-227B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	5m²	ALL	Essential	M60-507*	2 No. of Windows
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up to 2 m	Essential	M20-310B M20-311B	
		Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1.5 lin m	Up to 3.5 m	Essential	M20-310B M20-311B	Internal corridor side

Level 2: Corridor Circulation 02-C02, Zone 10 (R_A3.38)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~58.57m²~~	~~ALL~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M23-540*	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2 m	Necessary	C50-3301B C50-331B	Clean of paint marks
FLOOR	3.9 Floor trench construction	Repair	3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench	1 no - 300 x 300mm	Up to 2 m	Essential	C50-330B	1 No misssing section (5cm missing section on the trench facing the interior wall of the corridor)
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench~~	~~XX.no~~	~~Up to 2 m~~	~~Essential~~	~~C50-330B~~	~~No misssing sections~~
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	2no. X 1200 x 400 x 150 deep	Up to 2 m	Essential	M40-154B M40-155B	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.~~

Level 2: Corridor Circulation 02-C03 (R_A3.46)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	50m2	Above 3.5m	Essential	M20-566* M23-300*	Tap test carried out from MEWP in 3 locations (take maesure from revit model)
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	26 Lin m	Above 3.5m	Essential	M20-310B M20-311B	26 no crack identified (approx. 1 lin m each crack)
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area).	$1m^2$	Above 3.5m	Essential	M60-505* M60-507	Junction to Zone 11
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~1.5m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	11 lin m	Above 3.5m	Essential	M23-593BM23-535	36no crack identified (approx.0.3 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	$5m^2$	ALL	Necessary	C40-200B C40-201B	0 No. of Windows (Internal Stone Archways)
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Cleaning~~	~~2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-241B~~	~~0 No. of Windows (Internal Stone Archways)~~
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Repair~~	~~2.1.3 Remove salts of efflorescence by poulticing~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-220B~~	~~0 No. of Windows (Internal Stone Archways)~~
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	5 lin m	ALL	Essential	C41-516 C41-518 C41-519B	0 No. of Windows (Internal Stone Archways)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	$5m^2$	ALL	Essential	C40-227B	0 No. of Windows (Internal Stone Archways)
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	$5m^2$	ALL	Essential	M60-507*	0 No. of Windows (Internal Stone Archways) (Patch filling holes, graffitti staining paint marks)
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	5 lin m	Up to 2m	Essential	M20-310B M20-311B	At the time of inspection thelight was too low
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	Up to 3.5 m	Essential	M20-310B M20-311B	2 no crack identified

Level 2: Corridor Circulation 02-C03 (R_A3.46)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~13.03m²~~	~~ALL~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2m	Necessary	C50-3301B C50-331B	Clean of paint marks
FLOOR	3.9 Floor trench construction	Repair	3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench	1 no - 300 x 300mm	Up to 2m	Essential	C50-330B	2cm misssing section
FLOOR	3.9 Floor trench construction	Repair	3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench	1 no - 300 x 300mm	Up to 2m	Essential	C50-330B	3cm misssing section
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	2no. X 1200 x 400 x 150 deep	Up to 2m	Essential	M40-154B M40-155B	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.~~

Level 2: Corridor Circulation 02-C04, Zone 11 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	10m²	Above 3.5m	Essential	M20-566* M23-300*	Tap test carried out in 3 locations of the ceiling
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	1 lin m	Above 3.5m	Essential	M20-310B M20-311B	1 no crack
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	8 lin m	Above 3.5m	Essential	M23-593BM23-535	26no crack identified (approx.0.3 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)	4m²	ALL	Essential	C40-241B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	4m²	ALL	Essential	C40-220B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	5 lin m	ALL	Essential	C41-516 C41-518 C41-519B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	5m²	ALL	Essential	C40-227B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	5m²	ALL	Essential	M60-507*	2 No. of Windows
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	0.6 lin m	Up to 2m	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~ALL~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	

Level 2: Corridor Circulation 02-C04, Zone 11 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2m	Necessary	C50-3301B C50-331B	Clean of paint marks
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench~~	~~none~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No missing sections~~
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench~~	~~none~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No missing sections~~
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	1200 x 400 x 150 deep	Up to 2m	Essential	M40-154B M40-155B	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.~~

Level 2: Corridor Circulation 02-C04, Zone 12 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	5m²	Above 3.5m	Essential	M20-566* M23-300*	Tap test carried out at two locations at each end of the zone above the archaways
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.2 Repair cracks in plaster and prepare.~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	3.6 lin m	Above 3.5m	Essential	M23-593BM23-535	12 no crack identified (approx.0.3 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)	2m²	ALL	Essential	C40-241B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	2m²	ALL	Essential	C40-220B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	4 lin m	ALL	Essential	C41-516 C41-518 C41-519B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	5m²	ALL	Essential	C40-227B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	5m²	ALL	Essential	M60-507*	2 No. of Windows
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~ALL~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2m	Necessary	C50-3301B C50-331B	Clean of paint marks
FLOOR	3.9 Floor trench construction	Repair	3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench	1 no - 300 x 300mm	Up to 2m	Essential	C50-330B	Evidence of rust , needs replacement

Level 2: Corridor Circulation 02-C04, Zone 12 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
FLOOR	3.9 Floor trench construction	Repair	3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench	2 no - 300 x 300mm	Up to 2m	Essential	C50-330B	Evidence of rust , needs replacement
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	1200 x 400 x 150 deep	Up to 2m	Essential	M40-154B M40-155B	Mismatch of stone threshold due to previous work carried out requires attention

Level 2: Corridor Circulation 02-C04, Zone 13 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	1m²	Above 3.5m	Essential	M20-566* M23-300*	Tap test carried out at two locations at each end of the zone above the archaways
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	1.2 lin m	Above 3.5m	Essential	M23-593BM23-535	3 no crack identified (approx.0.4 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	Arched door opening
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)	4 lin m	ALL	Essential	C40-241B	Arched door opening
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	2.5 lin m	ALL	Essential	C40-220B	Arched door opening
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	5 lin m	ALL	Essential	C41-516 C41-518 C41-519B	Arched door opening
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	5m²	ALL	Essential	C40-227B	Arched door opening
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	5m²	ALL	Essential	M60-507*	Arched door opening
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up to 3.5 m	Essential	M20-310B M20-311B	2 no crack identified
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	0.5 lin m	Up to 3.5 m	Essential	M20-310B M20-311B	Arch
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~ALL~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2m	Necessary	C50-3301B C50-331B	Clean of paint marks

Level 2: Corridor Circulation 02-C04, Zone 13 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No missing sections~~
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No missing sections~~
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	1200 x 400 x 150 deep	Up to 2m	Essential	M40-154B M40-155B	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.~~

Level 2: Corridor Circulation 02-C04, Zone 14 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	2m^2	Above 3.5m	Essential	M20-566* M23-300*	Tap test carried out at two locations at each end of the zone above the archaways
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	0.3 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area).	0.5 m^2	Above 3.5m	Essential	M60-505* M60-507	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	3 lin m	Above 3.5m	Essential	M23-593BM23-535	9no cracks identified (approx. 0.3 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	Internal stone arches (the plinth requires general cleaning)
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Cleaning~~	~~2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-241B~~	~~Internal stone arches~~
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Repair~~	~~2.1.3 Remove salts of efflorescence by poulticing~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-220B~~	~~Internal stone arches~~
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	1 lin m	ALL	Essential	C41-516 C41-518 C41-519B	Internal stone arches
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Repair~~	~~2.1.11 Defrass stonework~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-227B~~	~~Internal stone arches~~
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	4m²	ALL	Essential	M60-507*	Internal stone arches
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1.5 lin m	Up to 2m	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up to 3.5 m	Essential	M20-310B M20-311B	2 no cracks identified
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~ALL~~	~~Essential~~	~~M60-505* M60-507*~~	

Level 2: Corridor Circulation 02-C04, Zone 14 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M23-540*	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2m	Necessary	C50-3301B C50-331B	Clean of paint marks
FLOOR	3.9 Floor trench construction	Repair	3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench	4 no - 300 x 300mm	Up to 2m	Essential	C50-330B	
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No misssing sections~~
~~FLOOR~~	~~3.21 Stone thresholds to openings~~	~~Repair~~	~~3.21.5 Provide new stone threshold to match existing~~	~~0.no~~	~~Up to 2m~~	~~Essential~~	~~M40-154B M40-155B~~	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.~~

Level 2: Corridor Circulation 02-C04, Zone 15 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	2m²	Above 3.5m	Essential	M20-566* M23-300*	Tap test carried out at two locations at each end of the zone above the archaways
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	3 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area).	1m²	Above 3.5m	Essential	M60-505* M60-507	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~11.34m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	2.6 lin m	Above 3.5m	Essential	M23-593BM23-535	13 no cracks identified (average length 0.2 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	1 No. of Windows + 1no internal opening
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Cleaning~~	~~2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-241B~~	~~1 No. of Windows + 1no internal opening~~
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Repair~~	~~2.1.3 Remove salts of efflorescence by poulticing~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-220B~~	~~1 No. of Windows + 1no internal opening~~
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	1 lin m	ALL	Essential	C41-516 C41-518 C41-519B	1 No. of Windows + 1no internal opening
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Repair~~	~~2.1.11 Defrass stonework~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-227B~~	~~1 No. of Windows + 1no internal opening~~
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	2.5m²	ALL	Essential	M60-507*	1 No. of Windows + 1no internal opening (requires most attention at low level
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	5 lin m	Up 3.5m	Essential	M20-310B M20-311B	13 no cracks identified (various lengths from 0.2 - 0.5 lin m)
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up 2m	Essential	M20-310B M20-311B	

Level 2: Corridor Circulation 02-C04, Zone 15 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~18.12m²~~	~~ALL~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up 2m	Necessary	C50-3301B C50-331B	Clean of paint marks
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench~~	~~0 no~~	~~Up 2m~~	~~Essential~~	~~C50-330B~~	~~No misssing sections~~
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench~~	~~0.no~~	~~Up 2m~~	~~Essential~~	~~C50-330B~~	~~No misssing sections~~
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	1200 x 400 x 150 deep	Up 2m	Essential	M40-154B M40-155B	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.~~

Level 2: Corridor Circulation 02-C04, Zone 16 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M20-566*~~ ~~M23-300*~~	~~Tap test carried out at two locations at each end of the zone above the archaways~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~22m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	1 lin m	Above 3.5m	Essential	M23-593BM23-535	5 no cracks identified (approx. length 0.2 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	2 No. of Windows (Evidence of delamination in bottom corners of both windows)
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)	1m²	ALL	Essential	C40-241B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	1m²	ALL	Essential	C40-220B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	2 lin m	ALL	Essential	C41-516 C41-518 C41-519B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	1m²	ALL	Essential	C40-227B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	5m²	ALL	Essential	M60-507*	2 No. of Windows
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	Up 3.5m	Essential	M20-310B M20-311B	7 no cracks identified (various lengths from 0.2 - 0.5 lin m)
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~3.96m²~~	~~ALL~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	none	ALL	Essential	M20-742 M23-540	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up 2 m	Necessary	C50-3301B C50-331B	Clean of paint marks

Level 2: Corridor Circulation 02-C04, Zone 16 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
FLOOR	3.9 Floor trench construction	Repair	3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench	3 no - 300 x 300mm	Up 2 m	Essential	C50-330B	
FLOOR	3.9 Floor trench construction	Repair	3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench	2 no - 300 x 300mm	Up 2 m	Essential	C50-330B	
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	1200 x 400 x 150 deep	Up 2 m	Essential	M40-154B M40-155B	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair. (Threshold to room 320)~~

Level 2: Corridor Circulation 02-C04, Zone 17 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for ''04/07/25 Issue'', highlighed in light blue.Issue'' highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	2 m^2	Above 3.5m	Essential	M20-566* M23-300*	Tap test carried out at two locations at each end of the zone above the archaways. (Section of the ceiling above stone arch with heavy signs of
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	1.2 lin m	Above 3.5m	Essential	M20-310B M20-311B	4 no cracks identified (approx. length 0.3 lin m each crack)
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~10.5m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	2 lin m	Above 3.5m	Essential	M23-570*	Above stone archway (subject to further investigation after paint removal)
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	1.5 lin m	Above 3.5m	Essential	M23-593BM23-535	5 no cracks identified (approx. length 0.3 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)	2.5m²	ALL	Essential	C40-241B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	2.5m²	ALL	Essential	C40-220B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	3 lin m	ALL	Essential	C41-516 C41-518 C41-519B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	2.5m²	ALL	Essential	C40-227B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	5m²	ALL	Essential	M60-507*	2 No. of Windows
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	2.4 lin m	Up 3.5 m	Essential	M20-310B M20-311B	6 no cracks identified (approx. length 0.4 lin m each crack)
			2.4.3 Repair Cracks in plaster, prepare and decorate	2 lin m	Up 3.5 m	Essential	M20-310B M20-311B	3 no cracks identified (various lengths from 0.2 - 0.8 lin m)
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~7.76m²~~	~~ALL~~	~~Essential~~	~~M60-505* M60-507*~~	

Level 2: Corridor Circulation 02-C04, Zone 17 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for ''04/07/25 Issue'', highlighed in light blue.Issue'' highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up 2 m	Necessary	C50-3301B C50-331B	Clean of paint marks
FLOOR	3.9 Floor trench construction	Repair	3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench	5 no - 300 x 300mm	Up 2 m	Essential	C50-330B	Evidence of rust , needs replacement
FLOOR	3.9 Floor trench construction	Repair	3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench	4 no - 300 x 300mm	Up 2 m	Essential	C50-330B	Evidence of rust , needs replacement
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	1200 x 400 x 150 deep	Up 2 m	Essential	M40-154B M40-155B	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.(Threshold to room 321)~~

Level 2: Corridor Circulation 02-C04, Zone 18 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	1 m^2	Above 3.5m	Essential	M20-566* M23-300*	Tap test carried out at two locations at each end of the zone above the archaways.
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	3.6 lin m	Above 3.5m	Essential	M20-310B M20-311B	9 no cracks identified (approx. length 0.4 lin m each crack)
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area).	2m^2	Above 3.5m	Essential	M60-505* M60-507	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~10.5m^2~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	3.6 lin m	Above 3.5m	Essential	M23-593BM23-535	12 no cracks identified (approx. length 0.3 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m^2	ALL	Necessary	C40-200B C40-201B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)	4m^2	ALL	Essential	C40-241B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	4m^2	ALL	Essential	C40-220B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	3 lin m	ALL	Essential	C41-516 C41-518 C41-519B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	4m^2	ALL	Essential	C40-227B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	2.5m^2	ALL	Essential	M60-507*	2 No. of Windows
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	Up 3.5 m	Essential	M20-310B M20-311B	7 no cracks identified (approx. length 0.4 lin m each crack)
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	Up 2 m	Essential	M20-310B M20-311B	

Level 2: Corridor Circulation 02-C04, Zone 18 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~6.35m²~~	~~ALL~~	~~Essential~~	~~M60 505*~~ ~~M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.7 Replace areas of lost or detached finishing coat. Area to receive new finishing coat to match existing.	0.5 m (h) x 0.3 m (w)	Up 2 m	Essential	M20-312B	
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up 2 m	Necessary	C50-3301B C50-331B	Clean of paint marks
FLOOR	3.9 Floor trench construction	Repair	3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench	7 no - 300 x 300mm	Up 2 m	Essential	C50-330B	Evidence of rust and corosion
FLOOR	3.9 Floor trench construction	Repair	3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench	3 no - 300 x 300mm	Up 2 m	Essential	C50-330B	Evidence of rust and corosion
~~FLOOR~~	~~3.21 Stone thresholds to openings~~	~~Repair~~	~~3.21.5 Provide new stone threshold to match existing~~	~~0.no~~	~~Up 2 m~~	~~Essential~~	~~M40-154B~~ ~~M40-155B~~	~~No stone threshold in Zone 18~~

Level 2: Corridor Circulation 02-C04, Zone 19 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	0.25m^2	Above 3.5m	Essential	M20-566* M23-300*	Tap test carried out at two locations at each end of the zone above the archaways. (corner section of the ceiling above stone arched window)
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	0.5 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~10.5m^2~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice	1 lin m	Above 3.5m	Essential	M23-593BM23-535	3 no cracks identified (approx. length 0.3 lin m each crack)
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m^2	ALL	Necessary	C40-200B C40-201B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)	1m^2	ALL	Essential	C40-241B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.3 Remove salts of efflorescence by poulticing	1m^2	ALL	Essential	C40-220B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	1 lin m	ALL	Essential	C41-516 C41-518 C41-519B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.11 Defrass stonework	1m^2	ALL	Essential	C40-227B	2 No. of Windows
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	1m^2	ALL	Essential	M60-507*	2 No. of Windows
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1.2 lin n m	Up to 3.5m	Essential	M20-310B M20-311B	3 no cracks identified (approx. length 0.4 lin m each crack)
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~8.02m^2~~	~~ALL~~	~~Essential~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	

Level 2: Corridor Circulation 02-C04, Zone 19 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 04/07/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''04/07/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
FLOOR	3.9 Floor trench construction	Cleaning	3.9.1 Clean out floor trench	15 lin m	Up to 2m	Necessary	C50-330B C50-331B	Clean of paint marks
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.8 Remove defective/missing sections of Square patterned rectangular cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No missing sections~~
~~FLOOR~~	~~3.9 Floor trench construction~~	~~Repair~~	~~3.9.9 Remove defective/missing sections of 'horse chestnut' patterned square cast iron grating to floor trench~~	~~0 no~~	~~Up to 2m~~	~~Essential~~	~~C50-330B~~	~~No missing sections~~
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	2no. X 1200 x 400 x 150 deep	Up to 2m	Essential	M40-154B M40-155B	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair.~~

Level 2: Corridor Circulation 02-C04, Zone 20 (R_A3.2)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **28/11/2019**
SURVEYED BY: **KGF**
GENERAL NOTE: **Changes for ''05/09/25 Issue'', highlighed in light blue. Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.~~	~~None~~	~~Above 3.5m~~	~~Essential~~	~~M20-566*~~ ~~M23-300*~~	~~Tap test carried out at two locations at each end of the zone above the archaways.~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~6m²~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.1 General light clean of internal ashlar dressings	5m²	ALL	Necessary	C40-200B C40-201B	0 No. of Windows (majority of cleaning to be given to low level areas of stone arched opening)
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Cleaning~~	~~2.1.2 Clean of dirtied areas of internal ashlar dressings (latex poulticing)~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-241B~~	~~0 No. of Windows (stone arched opening)~~
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Repair~~	~~2.1.3 Remove salts of efflorescence by poulticing~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-220B~~	~~0 No. of Windows (stone arched opening)~~
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.4 Rake out missing/defective joints and repoint fine joints with lime mortar/putty	1 lin m	ALL	Essential	C41-516 C41-518 C41-519B	0 No. of Windows (stone arched opening)
~~WALLS~~	~~2.1 Masonry (stone ashlar)~~	~~Repair~~	~~2.1.11 Defrass stonework~~	~~0%~~	~~ALL~~	~~Essential~~	~~C40-227B~~	~~0 No. of Windows (stone arched opening)~~
WALLS	2.1 Masonry (stone ashlar)	Repair	2.1.14 Remove paint from ashlar	5m²	ALL	Essential	M60-507*	0 No. of Windows (stone arched opening)
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~12m²~~	~~ALL~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	ALL	Essential	M20-742 M23-540	
FLOOR	3.21 Stone thresholds to openings	Repair	3.21.5 Provide new stone threshold to match existing	1200 x 400 x 150 deep	Up to 2m	Essential	M40-154B M40-155B	~~General clean required to stone threshold. Stone edge junction with mosaic tiles needs repair. (Previously modified badly 1 no deep crack identified)~~

Level 2: Room 02-013 (310)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **28/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	4m^2	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.2 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster and prepare	1.5 lin m	Above 3.5m	Essential	M20-566*, M23-300*	Cracks
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~28m^2~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	5 lin m	Above 3.5m	Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505* M60 507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~12 lin m~~	~~All~~	~~Essential~~	~~M20-310B M20-311B~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath~~	~~4m^2~~	~~All~~	~~Necessary~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	30no.	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~2.5 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 - 2no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 I30-165~~	None
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	1 lin m	Above 3.5m	Necessary	M23-591B, M23-593B, M20-697	Arches above windows
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	

Level 2: Room 02-014 (311a)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.3 Repair cracks in lath and plaster.	30 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	12 lin m	All	Essential	M20-310B M20-311B	Crazing to north side
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~2.64m² pluss wallpapered areas~~	~~All~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	150no.	All	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.15 Strip modern wallpaper.	3.9m (h) x 3.9 (w)	All	Necessary	M60-612	Large printed poster pasted to wall
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~12 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A,~~ ~~C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-539~~ ~~M60-540~~ ~~F30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	2 no.	Above 3.5m	Necessary	C50-342B	2 no. in good condition.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	1 lin m	Above 3.5m	Necessary	M23-591B, M23-593B, M20-697	Arches above windows
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	

Level 2: Room 02-015 (312)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.3 Repair cracks in lath and plaster.~~	~~30 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.4 Remove peeling paint layers from lath and plaster.~~	~~6 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	3m²	Above 3.5m	Essential	M20-566* M23-300*	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.2 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster and prepare	3 lin m	Above 3.5m	Essential	M20-566*, M23-300*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to~~	~~All areas except areas of run plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	10 lin m	Above 3.5m	Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	12 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Necessary~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	200no.	All	Essential	M23-540*	
~~WALLS~~	~~2.5 Lath and plaster on timber studs~~	~~Repair~~	~~2.4.5 Remove existing paint layers, prepare for thermal lining.~~	~~100%~~	~~All~~	~~Essential~~	~~M60-505 M60-539 M60-540 F30-165~~	~~All except plaster to be removed~~
~~WALLS~~	~~2.5 Lath and plaster on timber studs~~	~~Repair~~	~~2.5.3 Repair cracks in lath and plaster, prepare for thermal lining.~~	~~12 lin m~~	~~All~~	~~Essential~~	~~M20-310B M20-311B~~	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~10 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	10 lin m	Above 3.5m	Necessary	M23-591B, M23-593B, M20-697	Over windows

Level 2: Room 02-015 (312)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 2: Room 02-017 (313)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms (Mock -up Room)**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	5 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	5m²	Above 3.5m	Essential	M60-510	Brush down flaking paint
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~	~~Repair~~	~~1.13.2 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster and prepare~~	~~10 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-566, M23-300*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.4 Repair cracks in lath and plaster.	2.5 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of run plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M23 300~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	10 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505* M60 507*~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~12 lin m~~	~~All~~	~~Essential~~	~~M20-310B M20-311B~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~All~~	~~Necessary~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	50no.	Up to 3.5m	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~2 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505 M60 539 M60 540 F30 165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.9 Remove frame and grille, lay infill replacement brickwork flush to surrounding wall and make good to match existing wall finish.	1 no.	Above 3.5m	Essential	C50-342B	Missing grille

Level 2: Room 02-017 (313)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms (Mock -up Room)**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''05/09/25 Issue'', highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	

Level 2: Room 02-C04a (R_A3.11)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Refurb Circulation Space (Plaster Walls)**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective / missing area of plaster, renew with traditional two coat plaster.	(0.2m x 0.2m) x2	Above 3.5m	Essential	M20-566* M23-300*	2 x noticable instances
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster.	15 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m²	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.2 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster and prepare	5.2 lin m	Above 3.5m	Essential	M20-566*, M23-300*	Casing nearest to corridor - to be replaced
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	10 lin m	Above 3.5m	Essential	M23-593B M23-535*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	12 lin m	All	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	70no.	All	Essential	M23-540*	
WALLS	2.5 Lath and plaster on timber studs	Repair	2.5.1 Removal of defective/ missing area and replacement with traditional lath and plaster, prepare for thermal lining.	3.7m (h) x 1.2m (w)	All	Essential	M20-566* M20-200A	
WALLS	2.5 Lath and plaster on timber studs	Repair	2.5.1 Removal of defective/ missing area and replacement with traditional lath and plaster, prepare for thermal lining.	3.7m (h) x 1.5m (w)	All	Essential	M20-566* M20-200A	
WALLS	2.5 Lath and plaster on timber studs	Repair	2.5.1 Removal of defective/ missing area and replacement with traditional lath and plaster, prepare for thermal lining.	2.55m (h) x 0.6m (w)	Up to 3.5m	Essential	M20-566* M20-200A	
WALLS	2.5 Lath and plaster on timber studs	Repair	2.5.1 Removal of defective/ missing area and replacement with traditional lath and plaster, prepare for thermal lining.	2.55m (h) x 0.6m (w)	Up to 3.5m	Essential	M20-566* M20-200A	
WALLS	2.5 Lath and plaster on timber studs	Repair	2.5.1 Removal of defective/ missing area and replacement with traditional lath and plaster, prepare for thermal lining.	1.75m (h) x 2.4m (w)	Above 3.5m	Essential	M20-566* M20-200A	
WALLS	2.5 Lath and plaster on timber studs	Repair	2.5.5 Remove existing paint layers, prepare for thermal lining.	All except plaster to be removed	All	Essential	M60-510	Brush down with phosphur bronze brush
WALLS	2.5 Lath and plaster on timber studs	Repair	2.5.3 Repair cracks in lath and plaster, prepare for thermal lining.	4 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~0.55 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 2: Room 02-C04a (R_A3.11)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Refurb Circulation Space (Plaster Walls)**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR-04**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505 M60 539 M60 540 F30 165~~	~~Covered over (plastered)~~
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	Up to 3.5m	Essential	C50-342B	To west side at high level, possibly. Faint outline visible only.
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20 110A~~	~~TBC following soft strip~~

Level 2: Room 02-018 (317)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	1m²	Above 3.5m	Essential	M20-566* M23-300*	Above street facing wall - front right window
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	2m²	Above 3.5m	Essential	M60-510	Brush down flaking paint with phosphur bronze brush
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.2 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster and prepare	5 lin m	Above 3.5m	Essential	M20-566*, M23-300*	Detachment visible. Hairline cracks
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~12 lin m~~	~~All~~	~~Essential~~	~~M20-310B M20-311B~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	200no.	All	Essential	M23-540*	Includes allowance for fixings of pinboards into wall - pinboards still to be removed
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~1.5 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~0.45 lin m. 1.05 lin m to be replaced with new skirting and miter joint~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 - 2no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	~~No vent visible above fireplace~~
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	0.5 lin m	All	Necessary	M23-591B, M23-593B, M20-697	Window head arches
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 2: Room 02-019 (318_1)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Newly formed WC & Welfare Areas**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	0.5m^2	Above 3.5m	Essential	M20-566* M23-300*	To corner of vault above door
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)~~	~~3 m^2~~	~~Above 3.5m~~	~~Essential~~	~~M60-505* M60-507~~	~~Allowance 1 sqm per bay~~
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505* M60-507*~~	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.2 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster and prepare	2 lin m	Above 3.5m	Essential	M20-566*, M23-300*	Fine cracks
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~All areas except areas of run plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.~~	~~5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	~~No defects noted. Allowance retained~~
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	4 lin m	All	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~4.2m^2~~	~~All~~	~~Necessary~~	~~M60-505* M60-507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m^2	Up to 3.5m	Essential	M60-510	Brush down flaking plaster
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	225no.	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~0.5 lin m~~	~~All~~	~~Necessary~~	~~P20-110A, C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**

Level 2: Room 02-019 (318_1)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Newly formed WC & Welfare Areas**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~2no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	~~2 no. grilles removed / replaced with solid panel.~~
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.9 Remove frame and grille, lay infill replacement brickwork flush to surrounding wall and make good to match existing wall finish.	2no.	Above 3.5m	Essential	C50-342B	2 solid hatch panels visible through paint. 300 x 300, 300 x 250.
~~WALLS~~	~~2.28 Decorative run plaster moulding to walls~~	~~Repair~~	~~2.28.3 Repair cracks in plaster.~~	~~10 lin m~~	~~All~~	~~Necessary~~	~~M23-591B, M23-593B~~	
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 2: Room 02-020 (319)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF 01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **High**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	3m²	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	5 lin m	Above 3.5m	Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	3 lin m	All	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	130no	All	Essential	M23-540*	Pinboards still fixed to west wall.
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~10 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20 110~~	~~Allowance~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505 M60 539 M60 540 F30 165~~	~~Vent grille missing / covered with solid panel. New grille required~~
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.9 Remove frame and grille, lay infill replacement brickwork flush to surrounding wall and make good to match existing wall finish.	1no.	Above 3.5m	Essential	C50-342B	Square hatch about 300 x 300, painted over. Diagonally installed hatch 200 x 700, solid panel and painted over.
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.11 Leave draw hatch and frame in situ, lay infill recessed replacement brickwork, brush down loose paint in preparation for decoration.	1no.	Up to 3.5m	Essential	C50-342B	Diagonally installed draw hatch 200 x 700, solid panel and painted over.
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	2.5 lin m	Above 3.5m	Necessary	M23-591B, M23-593B, M20-697	Above windows
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20 110A~~	

Level 2: Room 02-021 (320)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	2 m^2	Above 3.5m	Essential	M60-510	Brush down flaking paint with phosphur bronze brush
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.2 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster and prepare	3 lin m	Above 3.5m	Essential	M20-566*, M23-300*	Large beam 3m.
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic~~	~~All areas except areas of run plaster being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-507*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.~~	~~5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-570*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to~~	~~All areas except areas of cornice being removed~~	~~Above 3.5m~~	~~Necessary~~	~~M60 505* M60 507*~~	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	5 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~12.71m²~~	~~All~~	~~Necessary~~	~~M60 505* M60 507*~~	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.7 Replace areas of lost or detached finishing coat. Area to receive new finishing coat to match existing.	2m (h) x 2.7m (w)	Up to 2m	Essential	M23-311*, M20-560*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	75no.	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~1 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1- 2no.~~	~~All~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	

Level 2: Room 02-021 (320)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	Up to 3.5m	Essential	C50-342B	1 no. decorative. Appears filled behind where visible through opening in grille. Investigate.
WALLS	1.29 Decorative feature in ceiling	Repair	1.29.4 Fill cracks to plaster decorative feature.	1 lin m	All	Necessary	M20-310B, M20-311B M23-591B M20-697	Defective in corners of flat ceiling - above bay window. See 'repair survey photos'
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 2: Room 02-022 (321)

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **OFF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''05/09/25 Issue'', highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	1m²	Above 3.5m	Essential	M20-566* M23-300*	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	1m²	Above 3.5m	Essential	M60-510	
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.2 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster and prepare	4 lin m	Above 3.5m	Essential	M20-566*, M23-300*	Fine cracks
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	4 lin m	Above 3.5m	Essential	M23-570*	To corridor wall and window wall
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	Vertical cracking to full depth of cornice
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.3 Repair Cracks in plaster, prepare and decorate~~	~~12 lin m~~	~~All~~	~~Essential~~	~~M20-310B~~ ~~M20-311B~~	All removed
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.7 Replace areas of lost or detached finishing coat. Area to receive new finishing coat to match existing.~~	~~1.8m (h) x 1.8m (w)~~	~~Up to 2m~~	~~Essential~~	~~M20-312B~~	All removed
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.7 Replace areas of lost or detached finishing coat. Area to receive new finishing coat to match existing.~~	~~1.75m (h) x 5.45m (w)~~	~~Up to 2m~~	~~Essential~~	~~M20-312B~~	All removed
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat~~	~~0 - 5no.~~	~~All~~	~~Essential~~	~~M20-742~~ ~~M23-540~~	All removed
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~1.3 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110A,~~ ~~C93-308B~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505~~ ~~M60-539~~ ~~M60-540~~ ~~F30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	Up to 3.5m	Essential	C50-342B	1 no. decorative. Covered over. Partially visible. Assume good condition.
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 2: Room 02-023 (322) MOCK-UP ROOM

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Offices & Meeting Rooms**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **0FF-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.3 Repair cracks in lath and plaster.~~	~~15 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.4 Remove peeling paint layers from lath and plaster.~~	~~3m²~~	~~Above 3.5m~~	~~Essential~~	~~M60-507*~~	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~	~~Repair~~	~~1.13.2 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster and prepare~~	~~14 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-566, M23-300*~~	
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.3 Fill cracks to cornice.~~	~~5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M23-593B M23-535~~	
~~WALLS~~	~~2.4 Plaster on masonry walls~~	~~Repair~~	~~2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat~~	~~0 - 20no.~~	~~All~~	~~Essential~~	~~M20-742 M23-540~~	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~3.6 lin m~~	~~Up to 2m~~	~~Necessary~~	~~P20-110~~	For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 - 2no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	Up to 3.5m	Essential	C50-342B	Frame and grille removed. Assume set aside safely for re-use as part of mock-up room works.
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 2: Room 02-024 (A3.1,322) LIMITED ACCESS -TO BE REVIEWED

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025
PROPOSED ROOM USES: **New Protected Core**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **27/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''05/09/25 Issue'', highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.3 Repair cracks in lath and plaster.~~	~~30 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-310B M20-311B~~	
~~CEILING~~	~~1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings~~	~~Repair~~	~~1.11.4 Remove peeling paint layers from lath and plaster.~~	~~5m²~~	~~Above 3.5m~~	~~Essential~~	~~M60-507*~~	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster	0.2m x 0.2m	Above 3.5m	Essential	M20-566* M23-300*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	1 lin m	Above 3.5m	Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice.	5 lin m	Above 3.5m	Essential	M23-593B M23-535*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	12 lin m	All	Essential	M20-310B M20-311B	Previous allowance - to be confirmed.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	0 - 5no.	All	Essential	M23-540*	Previous allowance - to be confirmed.
WALLS	2.5 Lath and plaster on timber studs	Repair	2.5.1 Removal of defective/ missing area and replacement with traditional lath and plaster, prepare for thermal lining.	3.8m (h) x 4.6m (w)	All	Essential	M20-566 M20-200A	Previous allowance - to be confirmed.
WALLS	2.5 Lath and plaster on timber studs	Repair	2.5.5 Remove existing paint layers, prepare for thermal lining.	3.8m (h) x 4.6m (w)	All	Essential	M60-510	Previous allowance - to be confirmed.
~~WALLS~~	~~2.19 Cast iron vents to internal walls~~	~~Repair~~	~~2.19.7 Conduct paint analysis to establish paint archaeology. Following validation of paint archaeology to architect's approval remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pc insect mesh to rear of grille.~~	~~1 no.~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505 M60-539 M60-540 F30-165~~	
WALLS	2.19 Cast iron vents to internal walls	Repair	2.19.8 Remove grille leaving frame in situ, lay infill recessed replacement brickwork and paint face black, re-fix grille, brush down loose paint in preparation for decoration.	1 no.	Up to 3.5m	Essential	C50-342B	Allowance
~~FLOORS~~	~~3.2 Timber floor boards to suspended timber floors~~	~~Repair~~	~~3.2.2 Remove defective missing sections of floorboards and renew with butt jointed timber boarding to match the existing.~~	~~10%~~	~~n/a~~	~~Essential~~	~~K20-110A~~	~~TBC following soft strip~~

Level 2: Room 02-025

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Storage**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **17/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''05/09/25 Issue'', highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	3m²	Above 3.5m	Essential	M60-510	Brush down flaking paint
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	2m²	Above 3.5m	Essential	M20-566* M23-300*	Patches
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	75no.	All	Essential	M23-540*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.7 Replace areas of lost or detached finishing coat. Area to receive new finishing coat to match existing.	1m²	All	Essential	M23-311*, M20-560	
FLOOR	3.23 Stone flag floor	Repair	3.23.5 Provide new stone flag to match existing	1.5m²	Up to 500mm	Essential	C41-241, C41-245, C41-247	Missing to riser hole assumed to be filled in

Level 2: Room 02-026

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Plant room**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **17/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''05/09/25 Issue'', highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	4m²	Above 3.5m	Essential	M60-510	Brush down flaking paint
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.1 Removal of defective/ missing area and replacement with traditional lath and plaster, prepare and decorate	1m²	Above 3.5m	Essential	M20-566* M23-300*	To flat ceiling area around corner
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	0.5 lin m	Above 3.5m	Essential	M23-570*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	7 lin m	All	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	40no.	All	Essential	M23-540*	
~~WALLS~~	~~2.13 Profiled timber skirting~~	~~Repair~~	~~2.13.2 Remove defective/non matching/ missing section and splice in new section of profiled timber skirting~~	~~300 lin m~~	~~All~~	~~Necessary~~	~~P20-110A, C93-308B~~	~~To angled corner to south-west part of room~~ For skirting repairs, refer to reports issued to **Purcell-EWN-001349**
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	1 lin m	Above 3.5m	Necessary	M23-591B, M23-593B, M20-697	To underside arch
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	0.5 lin m	Above 3.5m	Necessary	M60-510	To underside arch. Brush down.

Level 2: Room 02-032 and C05a

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Circulation and storage**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

SURVEY DATE: **17/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''05/09/25 Issue'', highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	2m²	Above 3.5m	Essential	M60-510	Brush down flaking paint
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	10 no	Above 3.5m	Essential	M20-540*	
CEILING	1.11 Lath and plaster ceilings on joists below concrete jack arch ceilings	Repair	1.11.1 Removal of defective/ missing area and replacement with traditional lath and plaster, prepare and decorate	1m²	Above 3.5m	Essential	M20-566* M23-300*	To flat ceiling area infront of entrance to great hall
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.1 Replacement of full run profile of plaster cornice where missing/defective and prepare.	3 lin m	Above 3.5m	Essential	M23-570*	
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.6 Remove existing paint layers from profiled plaster cornice.	2m²	Up to 3.5m	Essential	M60-510	brush down flaking paint
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.2 Making good damage to partial plaster cornice profile where damaged or missing.	0.5m²	Up to 3.5m	Essential	M20-692, M20-695, M20-697, M23-570*	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	20 lin m	All	Essential	M20-310B M20-311B	
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	20no.	All	Essential	M23-540*	
WALLS	2.28 Decorative run plaster moulding to walls	Repair	2.28.3 Repair cracks in plaster.	1 lin m	Above 3.5m	Necessary	M23-591B, M23-593B M20-697	To underside arch

Level 2: Room 02-029 - Male Washroom

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Newly Formed WCs and Welfare**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC - 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **17/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster, prepare and decorate	1m²	Above 3.5m	Essential	M20-566* M23-300*	Repair includes where sample removed.
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	10 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~100%~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	~~Remove all modern paint layers.~~
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.14 Remove peeling paint or loose paint layers from plaster, with phosphor bronze brush.	33m²	Above 3.5m	Essential	M60-510	Brush down
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster, prepare and decorate.	2 lin m	Above 3.5m	Essential	M20-566* M23-300*	No signs of visible detachment. Allowance for repair retained.
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.4 Repair cracks in lath and plaster.	5 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	Allowance
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~100%~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	~~Remove all modern paint layers.~~
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.5 Remove peeling paint layers from plaster (part area).	5m²	Above 3.5m	Essential	M60-510	Brush down
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction)	Repair	1.14.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster, prepare and decorate.	1 lin m	Above 3.5m	Essential	M20-566* M23-300*	No signs of visible detachment. Allowance for repair retained.
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction)	Repair	1.14.4 Repair cracks in lath and plaster, prepare and decorate	10 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction)~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~100%~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	~~Remove all modern paint layers.~~
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction)	Repair	1.14.5 Remove peeling paint layers from plaster, prepare and decorate (part area)	10 lin m	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
~~CEILING~~	~~1.31 Cast iron vents to ceilings~~	~~Repair~~	~~1.31.7 Conduct paint analysis to establish paint archaeology. Subject to paint analysis remove all paint back to metal. Conduct metal repairs and redecorate (allow for polished metal finish). Grille to be removed, work carried out in workshop and reinstated to existinglocation. Install black pe insect mesh to rear of grille.~~	~~2no.~~	~~Above 3.5m~~	~~Essential~~	~~M60-505~~ ~~M60-539~~ ~~M60-540~~ ~~F30-165~~	

Level 2: Room 02-029 - Male Washroom

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Newly Formed WCs and Welfare**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC - 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **17/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.31 Cast iron vents to ceilings	Repair	1.31.9 Remove cast iron grille and frame and carefully set aside and store for re-use elsewhere	2 no.	Above 3.5m	Essential	C50-342B	Good condition. Located in proposed riser
WALLS	2.3 Glazed brick	Repair	2.3.1 Remove existing paint layers and leave as fair-faced glazed brick	24m²	ALL	Necessary	M60-541B	Remove all paint layers. Area to north-east corner by entrance and to cubicle walls.
WALLS	2.3 Glazed brick	Repair	2.3.5 Cosmetic in situ repair in coloured mortar to match (less than 25mm dia) (Small areas of damage, removal of redundant fixtures and fittings)	43 no.	N/A	Necessary	M40-146B	Where redundant fixtures and fittings removed. Assessment not possible at this stage due to accumulated layers of paint, to be removed.
WALLS	2.3 Glazed brick	Repair	2.3.6 Carefully remove areas of defective imperial glazed brick and rebuild with new brickwork in lime mortar (single area)	2.7m x 100mm and 100x200mm	ALL	Necessary	M40-147B	Damaged, where cubicle walls removed, and adjacent to main door.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.8 Replace defective/missing section of flush run plaster dado.	Approx 12.5 lin m	Up to 2m	Essential	M23-592B M23-570*	Allowance retained due to likelihood of plaater dado being damaged during removal of wall plaster - completely removed along with plaster.
WALLS	2.8 Historic glazed/timber partitions	Repair	2.8 1 Remove paint layers and prepare for decorations	4m (h) x 1.35m (w)	ALL	Necessary	M60-536B M60-537B	Subject to confirmation of riser position - to be retained in position, or removed and stored for use elsewhere.
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.14 Remove modern tile and dispose	8m²	Up to 3.5m	Essential	C20-106, C20-110B from OTH-PUR-TH-ZZ-SPE-A-0332	Modern white square tile to former accessible toilet to north-west corner of room.
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.11.16 Remove all paint from ceramic tiles	70m²	Up to 3.5m	Essential	M60-507*	To all painted wall tiles.
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.15 Remove tiles and salvage sound tiles and retain safely for re-use.	16m²	Up to 3.5m	Essential	C20-106, C20-110B from OTH-PUR-TH-ZZ-SPE-A-0332	To east wall. Cream tiles to be salvaged only.
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.9 Cosmetic in situ repair in coloured mortar to match	105no.	Up to 3.5m	Essential	M40-137B	Infill former service fixing holes
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.6 Remove defective tile, backing and grout from adjacent tiles, fix new tile on bedding and regrout.	30no.	Up to 3.5m	Essential	M40-138B, M40-139B	
WALLS	1.17 Run profiled plaster cornices	Repair	1.17.6 Remove existing paint layers from profiled plaster cornice.	5m²	Up to 3.5m	Essential	M60-510	brush down flaking paint

Level 2: Room 02-029 - Male Washroom

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Newly Formed WCs and Welfare**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC - 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **17/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	1.17 Run profiled plaster cornices	Repair	1.17.2 Making good damage to partial plaster cornice profile where damaged or missing.	3m²	Up to 3.5m	Essential	M20-692, M20-695, M20-697, M23-570*	To west side
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.6 Remove defective tile, backing and grout from adjacent tiles, fix new tile on bedding and regrout.	35 courses x 100mm wide.	Up to 3.5m	Essential	M40-138B, M40-139B	At removal of partition / service

Level 2: Room 02-030 - Female Washroom

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Newly Formed WCs and Welfare**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC - 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **17/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster, prepare and decorate	1m²	Above 3.5m	Essential	M20-566* M23-300*	Patches repair
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	5 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.12 Plaster to the underside of concrete jack arches~~	~~Repair~~	~~1.12.4 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~100%~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	~~Remove all modern paint layers~~
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.14 Remove peeling paint or loose paint layers from plaster, with phosphor bronze brush.	20m²	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~	~~Repair~~	~~1.13.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster, prepare and decorate.~~	~~5 lin m~~	~~Above 3.5m~~	~~Essential~~	~~M20-566*~~ ~~M23-300*~~	~~No visible signs of detachment. Allowance retained.~~
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.4 Repair cracks in lath and plaster.	6 lin m	Above 3.5m	Essential	M20-310B, M20-311B, M23-535*	
~~CEILING~~	~~1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)~~	~~Repair~~	~~1.13.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~100%~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	~~Remove all modern paint layers~~
CEILING	1.13 Profiled lath and run plaster on timber studwork around steel floor joists (jack arch construction)	Repair	1.13.5 Remove peeling paint layers from plaster (part area).	12m²	Above 3.5m	Essential	M60-510	Brush down with phosphur bronze brush
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction)	Repair	1.14.1 Removal of defective /missing areas and replacement with new studwork to match, renew lath and run plaster, prepare and decorate.	0.5 lin m	Above 3.5m	Essential	M20-566* M23-300*	Including at east end of beam
CEILING	1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction)	Repair	1.14.4 Repair cracks in lath and plaster, prepare and decorate	2 lin m	Above 3.5m	Essential	M20-310B M20-311B	
~~CEILING~~	~~1.14 Profiled lath and run plaster on timber studwork around steel floor girders (downstand beams to jack arch construction)~~	~~Repair~~	~~1.14.6 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~100%~~	~~Above 3.5m~~	~~Essential~~	~~M60-505*~~ ~~M60-507*~~	~~Remove all modern paint layers~~
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.3 Fill cracks to cornice, prepare and decorate	3 lin m	Above 3.5m	Essential	M23-593B M23-535*	Allowance
~~CEILING~~	~~1.17 Run profiled plaster cornices~~	~~Repair~~	~~1.17.5 Conduct paint analysis to establish paint archaeology. Following analysis remove all modern 'plastic' paint back to latest historic paint layer beneath.~~	~~100%~~	~~Above 3.5m~~	~~Necessary~~	~~M60-505*~~ ~~M60-507*~~	~~Remove all modern paint layers~~
CEILING	1.17 Run profiled plaster cornices	Repair	1.17.6 Remove existing paint layers from profiled plaster cornice.	2m²	Above 3.5m	Essential	M60-510	Brush down flaking paint
WALLS	2.3 Glazed brick	Repair	2.3.1 Remove existing paint layers and leave as fair-faced glazed brick	27m²	ALL	Necessary	M60-541B	Remove all paint layers. To side of door and mainly to cubicles

Level 2: Room 02-030 - Female Washroom

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Newly Formed WCs and Welfare**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **WC - 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **17/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTE: **Changes for "05/09/25 Issue", highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
WALLS	2.3 Glazed brick	Repair	2.3.5 Cosmetic in situ repair in coloured mortar to match (less than 25mm dia) (Small areas of damage, removal of redundant fixtures and fittings)	Up to 25 no.	ALL	Necessary	M40-146B	
WALLS	2.3 Glazed brick	Repair	2.3.6 Carefully remove areas of defective imperial glazed brick and rebuild with new brickwork in lime mortar (single area)	(2.7m x 100mm) x 2	ALL	Necessary	M40-147B	Cubicle partition removal damage
WALLS	2.4 Plaster on masonry walls	Repair	2.4.8 Replace defective/missing section of flush run plaster dado.	Approx. 10.5 lin m	Up to 2m	Essential	M23-592B M23-570*	Wholly removed along with plaster.
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.11.16 Remove all paint from ceramic tiles	65m²	Up to 3.5m	Essential	M60-507*	To all painted wall tiles.
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.14 Remove modern tile and dispose	17m²	Up to 3.5m	Essential	C20-106, C20-110B from OTH-PUR-TH-ZZ-SPE-A-0332	White tile on east wall up to approx 1100mm above FFL.
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.9 Cosmetic in situ repair in coloured mortar to match	75no.	Up to 3.5m	Essential	M40-137B	Infill former service fixing holes
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.6 Remove defective tile, backing and grout from adjacent tiles, fix new tile on bedding and regrout.	15no.	Up to 3.5m	Essential	M40-138B, M40-139B	
WALLS	2.10 Glazed and unglazed ceramic tiles to wall dados (chequerboard, diaper, triangular)	Repair	2.10.6 Remove defective tile, backing and grout from adjacent tiles, fix new tile on bedding and regrout.	3 x 35 courses x 100mm wide.	Up to 3.5m	Essential	M40-138B, M40-139B	At removal of partitions

Level 2: Room C05

REVISION: 4
STATUS: FOR CONSTRUCTION
DATE ISSUED: 05/09/2025

PROPOSED ROOM USES: **Circulation**
HERITAGE SIGNIFICANCE: **High**
ROOM TYPE: **CIR 02**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP OUT: **Medium**

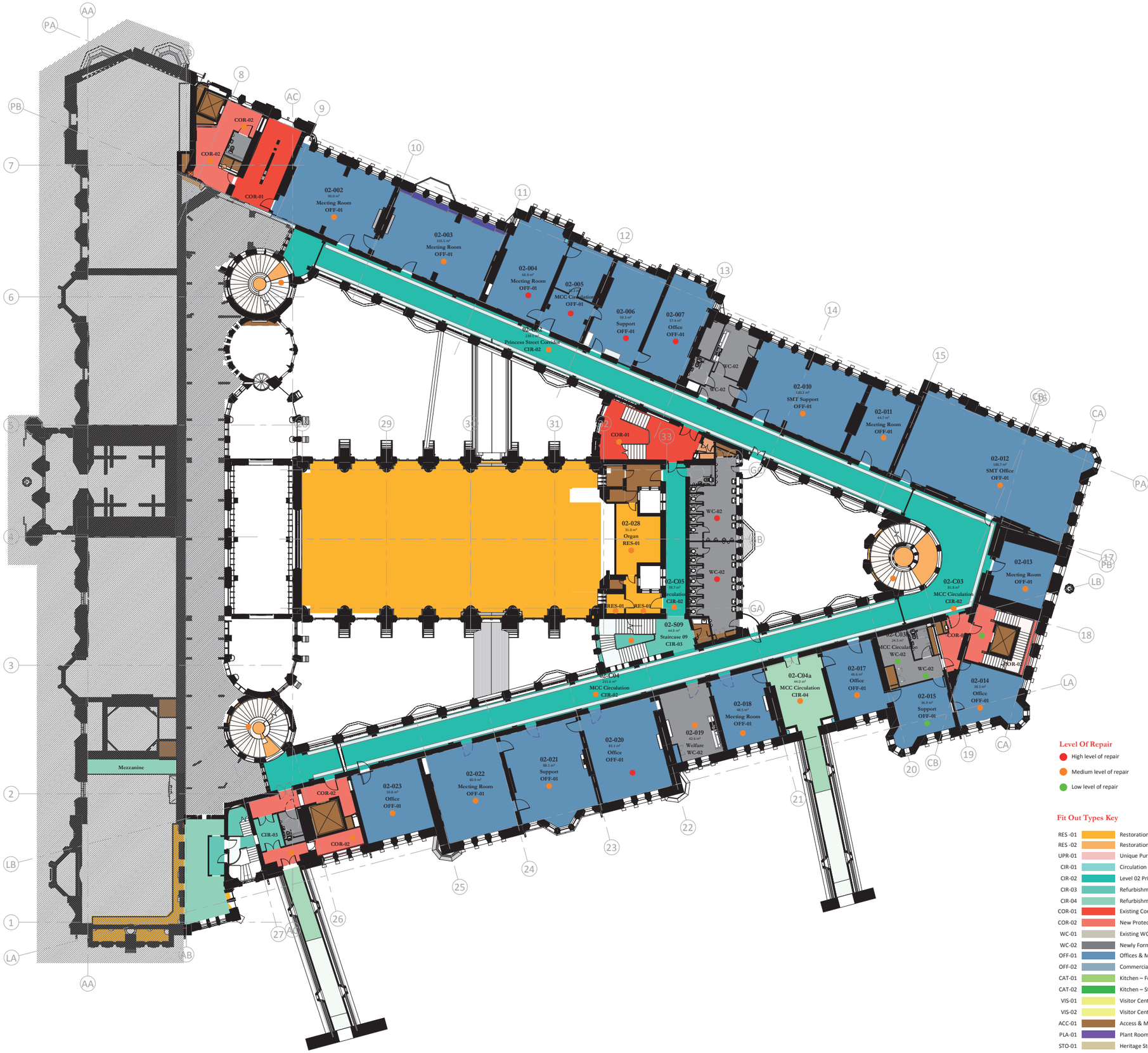
SURVEY DATE: **17/06/2021**
SURVEYED BY: **MJBS**
GENERAL NOTES: **Changes for ''05/09/25 Issue'', highlighed in light blue.Changes for "30/07/21 Issue" highlighted in green, Changes for "18/06/21 Issue" highlighted in yellow, scope reductions shown in red text and omissions struck out**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	2m ²	Above 3.5m	Essential	M60-510	Brush down flaking paint. Mainly around removed light fittings position.
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.2 Repair cracks in plaster and prepare.	3 lin m	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.12 Fill hole in plaster (up to 25mm) and make good finishing coat	140 no	Above 3.5m	Essential	M20-310B M20-311B	
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster, prepare and decorate	0.5m²	Above 3.5m	Essential	M20-566* M23-300*	Small patch
WALLS	2.4 Plaster on masonry walls	Repair	2.4.4 Remove peeling paint layers from plaster, prepare and decorate (part area)	4m²	Up to 3.5m	Essential	M60-510	To arched ends. Brush down with phosphur bronze brush.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.3 Repair Cracks in plaster, prepare and decorate	1 lin m	All	Essential	M20-310B M20-311B	Mainly hairline
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	15no.	All	Essential	M23-540*	
WALLS	2.3 Glazed brick	Repair	2.3.6 Carefully remove areas of defective imperial glazed brick and rebuild with new brickwork in lime mortar (single area)	5 no bricks	ALL	Necessary	M40-147B	2 no instances of 2 cant brick course repair about 1m from each end wall. 2.5 brick infill to both ends at high level at junction of side and end walls.

APPENDIX

3.0 APPENDIX

- 3.01 Level 02 Internal Repair Room Type reference plan
- 3.02 Level 02 Circulation Plan (Zones 1-20) - Mark-up



Proposed Fit Out & Repair Plan - 02a

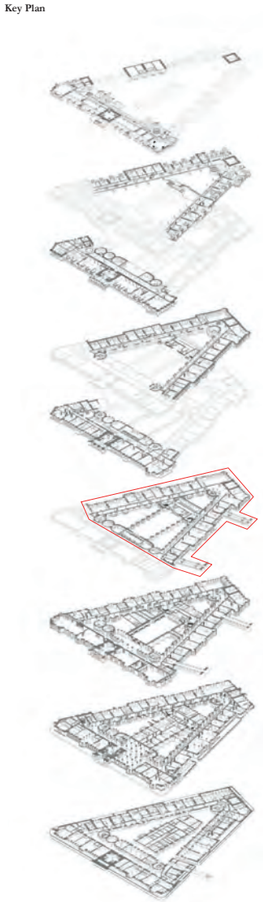
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Scale Bars to be used as guidance only - refer to sheet size below

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Notes:
Drawings are based on survey data and may not accurately represent what is physically present.
Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
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Key Plan



ISSUE	DATE	APPROVED	DRAWN	DESCRIPTION
-	30/08/2019	DH	MP	Issued for LBC/ Planning

Level Of Repair

- High level of repair
- Medium level of repair
- Low level of repair

Fit Out Types Key

RES -01	Restoration Spaces
RES -02	Restoration Spaces Corridor and Entrances
UPR-01	Unique Purpose Rooms
CIR-01	Circulation Level LG
CIR-02	Level 02 Primary Corridor Enhanced Repair
CIR-03	Refurbishment Circulation Spaces (Masonry Walls)
CIR-04	Refurbishment Circulation Spaces (Plaster Walls)
COR-01	Existing Core Upgrade
COR-02	New Protected Core
WC-01	Existing WCs of High Significance
WC-02	Newly Formed WCs and Welfare
OFF-01	Offices & Meeting Rooms
OFF-02	Commercial Offices
CAT-01	Kitchen – Food Prep
CAT-02	Kitchen – Storage
VIS-01	Visitor Centre – Shell & Core
VIS-02	Visitor Centre – Public Tours, Police Cells
ACC-01	Access & Maintenance & Risers
PLA-01	Plant Rooms LG
STO-01	Heritage Store
STO-02	Store LG
STO-03	Store Above LG

OUR TOWN HALL PROJECT

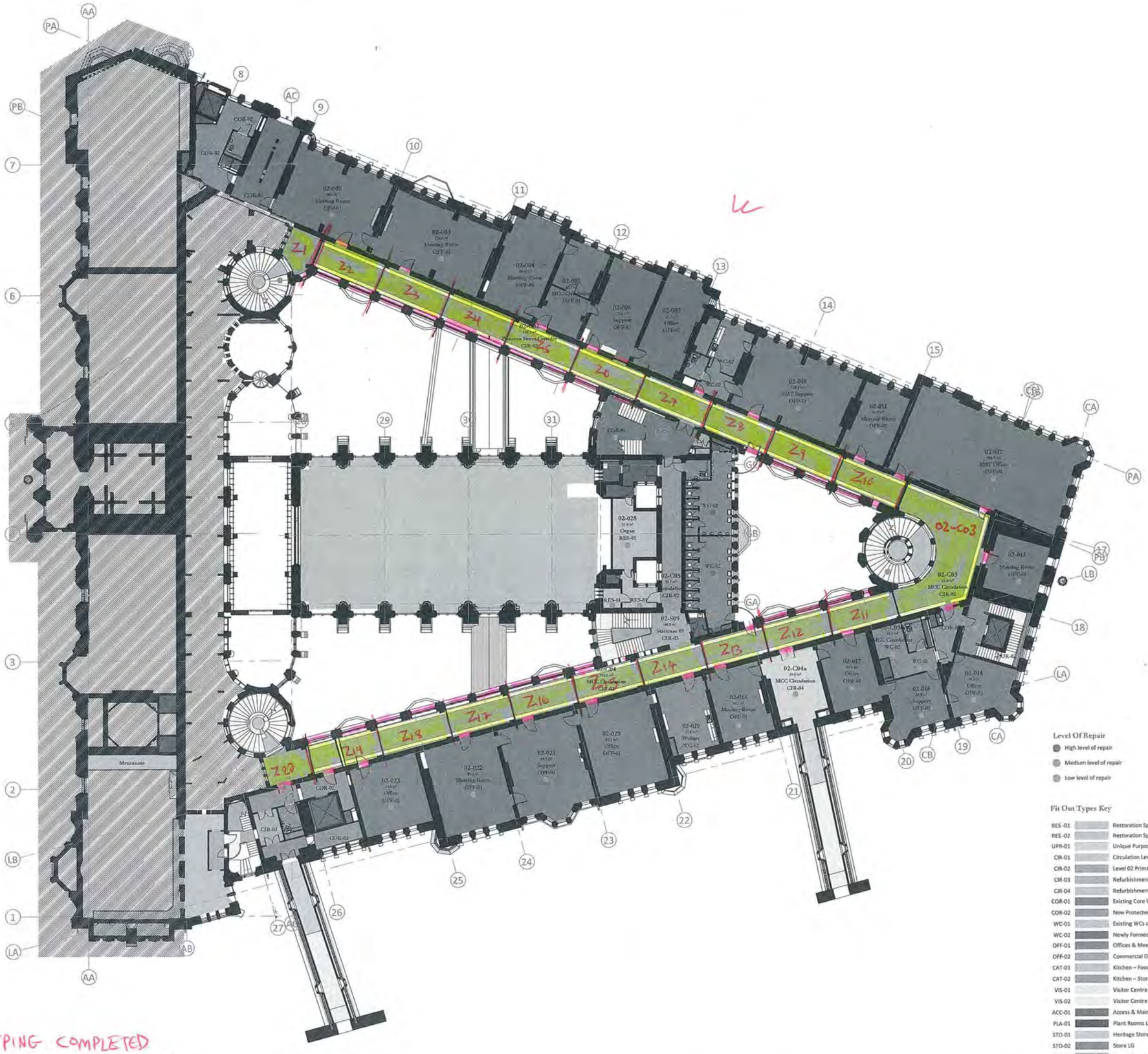
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PROJECT STATUS	RIBA STAGE 4
CLIENT	MANCHESTER CITY COUNCIL
PROJECT	OUR TOWN HALL
DRAWING TITLE	PROPOSED FIT OUT & REPAIR PLAN - LEVEL 02
SIZE & SCALE	A1: As indicated
DRAWING STATUS	For Review and Comment
JOB NUMBER	236959
DRAWING NO.	OTH-PUR-TH-02-DWG-A-5123
REV	-

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Proposed Fit Out & Repair Plan - 02a

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Level Of Repair

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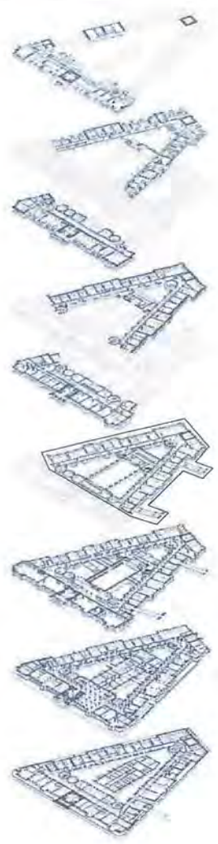
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1:500	m	5		15		25	35
1:1250	m	10	30		50	75	90

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